



2 Austin Street, Stamford

In Excess of £599,999

 **NEWTON FALLOWELL**

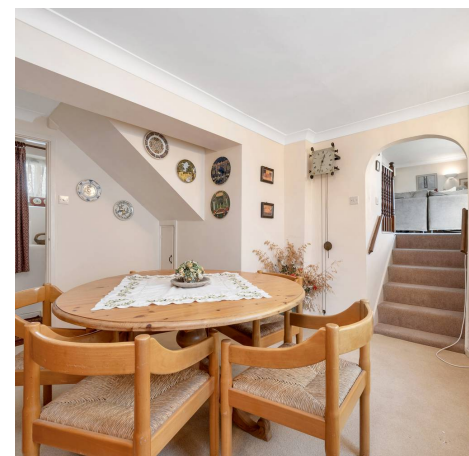
Newton Fallowell are delighted to offer for sale this charming and distinctive character cottage, available with **no onward chain**. Ideally situated just a short stroll from Stamford's historic town centre, the property enjoys breathtaking views across the town skyline and surrounding meadows. Offering generous and versatile accommodation, this unique home blends period charm with exciting potential.

The accommodation is arranged over several levels, creating a flexible layout that includes multiple reception rooms, three well-proportioned double bedrooms, an en-suite shower room and a spacious family bathroom. Outside, the property benefits from a private, south-facing, low-maintenance courtyard garden and a double garage with pedestrian access.

The property is entered via a welcoming entrance hall, which provides access to the principal reception rooms and stairs to the upper floors. The dual-aspect living room is filled with natural light and features an attractive fireplace, with direct access to the rear garden. A separate dining room is positioned on the lower level, while the kitchen, located at the rear of the property, offers excellent potential to create a superb open-plan kitchen/dining space, subject to the necessary consents. A practical utility room and a downstairs WC complete the ground floor accommodation.

The first floor offers two generous double bedrooms, including an impressive principal bedroom with a spacious en-suite shower room. A well-appointed family bathroom features a four-piece suite, alongside a useful airing cupboard. Occupying the top floor is a further spacious double bedroom, where two large dormer windows perfectly frame the spectacular far-reaching views across Stamford's rooftops and the picturesque meadows beyond.

Externally, the south-facing courtyard garden provides a private and low-maintenance space for outdoor dining and entertaining. The property also benefits from a garage with pedestrian access only, all within easy walking distance of Stamford's excellent range of shops, restaurants, amenities and riverside walks.





Lounge

20' 2" x 16' 0" (6.15m x 4.88m)

Dining room

12' 6" x 11' 10" (3.81m x 3.60m)

Kitchen Breakfast room

15' 9" x 12' 2" (4.80m x 3.70m)

Bedroom one

16' 1" x 10' 3" (4.90m x 3.13m)

Bedroom two

18' 3" x 15' 0" (5.57m x 4.58m)

Bedroom three

21' 4" x 8' 3" (6.50m x 2.52m)

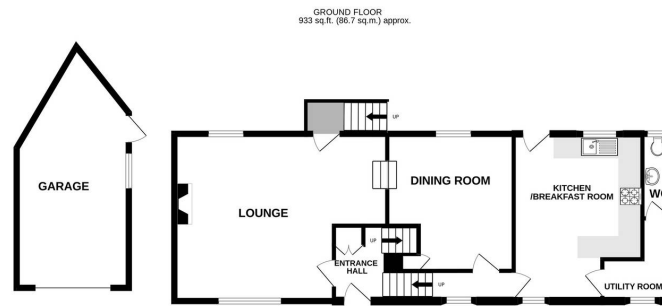
Double garage

22' 9" x 10' 7" (6.94m x 3.22m)

Agent Note

There is a garage that comes with the property and the driveway to the side of the property is owned by the neighbour which allows pedestrian right of way to this garage and the property.





TOTAL FLOOR AREA : 1893sq.ft. (175.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Newton Fallowell - Stamford

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