



## St. Leonards Street Stamford, PE9 2HN

**\*OVER 4000 SQFT OF ACCOMODATION\*** Nestled on historic St Leonard's Street in the heart of Stamford, this Grade II listed Georgian stone townhouse combines period character with a fascinating local history. Dating from the 18th century, the property showcases ashlar stone elevations, a traditional stone-slate roof, and handsome rectangular bay windows with nineteenth-century glazing that flood the interior with light.

Once known as The Carpenters' Arms, the building retains the solid craftsmanship and architectural presence of its past while offering the flexibility of a comfortable modern home. The property forms part of an attractive terrace of listed houses, contributing to one of Stamford's most sought-after streets, only a short walk from the town centre, the Meadows, and Burghley Park.

This is a rare opportunity to own a piece of Stamford's history - a home that balances authentic period features with the scope to tailor interiors to modern living, in a location that blends heritage charm with everyday convenience.

**£1,250,000**

# St. Leonards Street

Stamford, PE9 2HN



- Grade II Listed Character Property
- 5 Double Bedrooms
- Large Cellars
- Over 4000 Sq Ft of Accommodation
- 5 Bathrooms
- South Facing Landscape Rear Garden
- Versatile Layout Set Over 3 Floors
- 5 Reception Rooms
- Please refer to attached Key Facts for Buyers for Material Information Disclosures

## Ground Floor

### Reception Hall

22'1" x 20'4" (6.73m x 6.20m)

### Study

11'11" x 16'11" (3.63m x 5.16m)

### Inner Hallway

### Cloakroom

5'4" x 3'9" (1.63m x 1.14m)

### Utility Room

9'1" x 17'5" max (2.77m x 5.31m max)

### Inner Hallway

### Dining Room

13'3" x 13'11" (4.04m x 4.24m)

### Living Room

17'5" x 14'7" (5.31m x 4.45m)

### Kitchen

17'5" x 15'3" (5.31m x 4.65m)

## Lower Ground Floor

## Family Room

15'9" x 15'2" (4.80m x 4.62m)

## Garden Room

9'5" x 14'1" (2.87m x 4.29m)

## Gym/Bedroom 5

16'1" x 15'1" (4.90m x 4.60m)

## Shower Room

9'8" x 5'5" (2.95m x 1.65m)

## Cellar/Boiler Room

11'1" x 15'1" (3.38m x 4.60m)

## Cellar

27'8" x 19'8" (8.43m x 5.99m)

## First Floor

## Landing

15'1" x 13'3" (4.60m x 4.04m)

## Inner Landing

11'5" x 4'0" (3.48m x 1.22m)

## Master Bedroom Suite

## Bedroom Area

13'4" x 10'1" (4.06m x 3.07m)

## Dressing Room

11'4" x 16'10" (3.45m x 5.13m)

## En-Suite

13'0" x 5'8" (3.96m x 1.73m)

## Bedroom 4

12'1" x 12'6" (3.68m x 3.81m)

## Inner Landing

3'11" x 11'5" (1.19m x 3.48m)

## Bedroom 2

11'0" x 17'4" (3.35m x 5.28m)

## En-Suite Shower Room

6'9" x 6'9" (2.06m x 2.06m)

## Bedroom 3

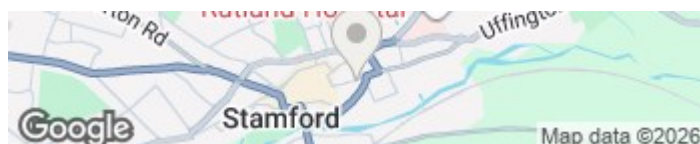
12'9" x 12'1" (3.89m x 3.68m)

## En-Suite Shower Room

3'7" x 8'0" (1.09m x 2.44m)

## Family Bathroom

5'6" x 7'3" (1.68m x 2.21m)



## Directions

Please use the following postcode for Sat Nav guidance - PE9 2HN





Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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**REFERRAL FEES:** Goodwin Residential and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our selected panel of solicitors. In some cases we may receive a fee of £200 if you use their services.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC