



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

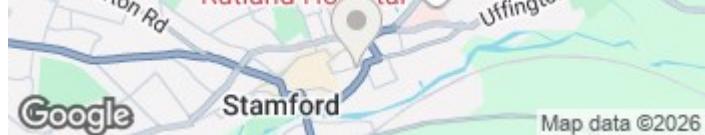
St. Leonards Street

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	Family Room	Bedroom Area
Reception Hall 22'1" 20'4" (6.73m 6.20m)	15'9" x 15'2" (4.80m x 4.62m)	13'4" x 10'1" (4.06m x 3.07m)
Study 11'11" x 16'11" (3.63m x 5.16m)	Garden Room 9'5" x 14'1" (2.87m x 4.29m)	Dressing Room 11'4" x 16'10" (3.45m x 5.13m)
Inner Hallway	Gym/Bedroom 5 16'1" x 15'1" (4.90m x 4.60m)	En-Suite 13'0" x 5'8" (3.96m x 1.73m)
Cloakroom 5'4" x 3'9" (1.63m x 1.14m)	Shower Room 9'8" x 5'5" (2.95m x 1.65m)	Bedroom 4 12'1" x 12'6" (3.68m x 3.81m)
Utility Room 9'1" x 17'5" max (2.77m x 5.31m max)	Cellar/Boiler Room 11'1" x 15'1" (3.38m x 4.60m)	Inner Landing 3'11" x 11'5" (1.19m x 3.48m)
Inner Hallway	Cellar 27'8" x 19'8" (8.43m x 5.99m)	Bedroom 2 11'0" x 17'4" (3.35m x 5.28m)
Dining Room 13'3" x 13'11" (4.04m x 4.24m)	First Floor	En-Suite Shower Room 6'9" x 6'9" (2.06m x 2.06m)
Living Room 17'5" x 14'7" (5.31m x 4.45m)	Landing 15'1 x 13'3" (4.60m x 4.04m)	Bedroom 3 12'9" x 12'1" (3.89m x 3.68m)
Kitchen 17'5" x 15'3" (5.31m x 4.65m)	Inner Landing 11'5" x 4'0" (3.48m x 1.22m)	En-Suite Shower Room 3'7" x 8'0" (1.09m x 2.44m)
Lower Ground Floor	Master Bedroom Suite	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.

ANTI-MONEY LAUNDERING REGULATIONS: All UK property transactions are subject to HMRC Anti-Money Laundering Regulations. As a minimum requirement, each party to a transaction must complete an Identification and Source of Funds check once an offer is accepted. These checks are carried out via our compliance partner, Guild 365, at a cost of £36 inc. VAT per person. Prompt completion will help avoid delays in agreeing the sale.

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC