



1 Wothorpe Villas Second Drift, Wothorpe - PE9 3JH

In Excess of £590,000

EASTAWAY

Edwardian charm, endless potential. Spacious rooms, original features & scope
to create your dream home in sought-after Wothorpe.



Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: G

- Generous Edwardian terrace packed with original features and over 1,700 sq. ft. of living space.
- Prestigious Wothorpe location, just minutes from Stamford town centre and open countryside.
- Flexible layout with stud walls offering easy reconfiguration to create grand bedroom suites.
- Two large attic rooms with potential for a stunning principal suite, studio or home office.
- Beautiful bay-fronted living room and spacious dining room, both flooded with natural light.
- Long, enclosed garden with plenty of space for entertaining, relaxing or growing your own.





What the owner told us...

“This has been our family home for over 60 years. It’s where we’ve celebrated birthdays, Christmases and even weddings. There’s space for everyone here and with a bit of love, it could be someone else’s forever home too.”

Our thoughts...

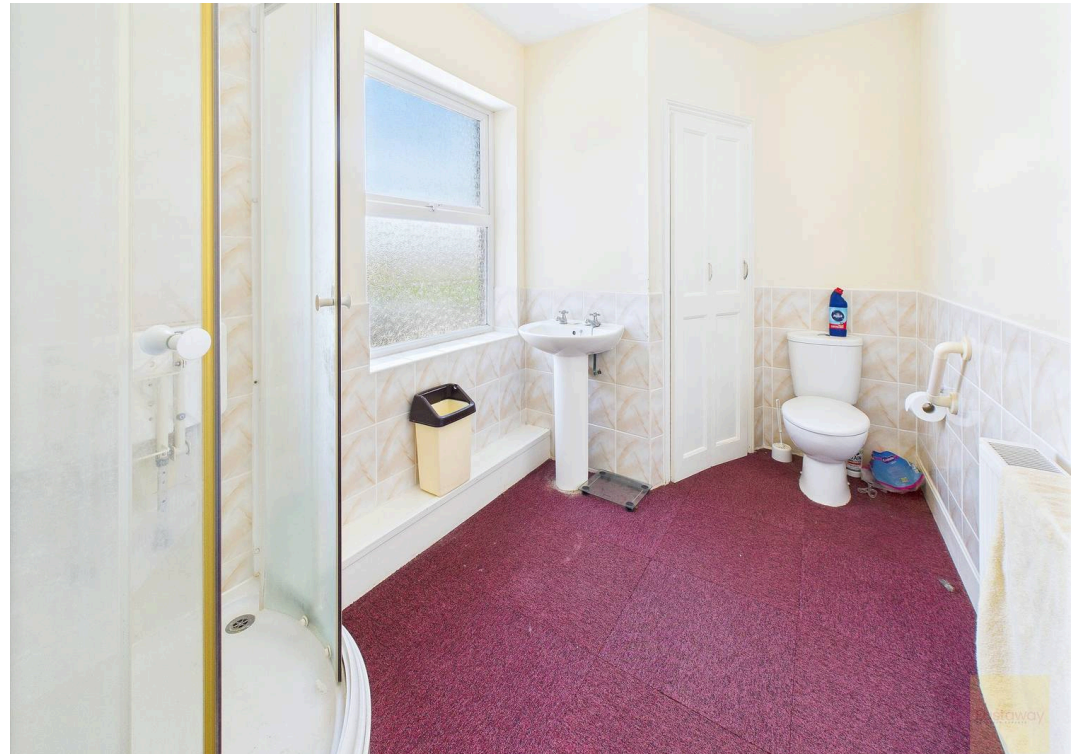
The second you walk into this house, you can feel the potential. It’s one of those homes where your mind instantly starts racing with ideas. Early Edwardian, packed with character and spread across three floors, it has the kind of space and original features that are becoming harder and harder to find.

The living spaces already give you so much to work with. The bay fronted living room feels bright and welcoming, while the dining room at the rear opens out towards the garden and has all the makings of an incredible entertaining space. Upstairs, the generous bedrooms and original fireplaces immediately spark ideas too, whether that’s creating a boutique style principal suite, redesigning the layout, or simply restoring the house while keeping all the charm that makes it special in the first place.

Then you’ve got the top floor, which really opens things up in terms of possibility. The two large attic rooms could become almost anything depending on what the next owner wants from the house, extra bedrooms, workspace, studio space or somewhere completely separate to escape to. And the beauty of it is, you don’t have to do everything immediately. You could comfortably move in, enjoy the house and gradually bring your vision to life over time.

Outside, the long private garden only adds to the feeling that this could become something really special, while the beautiful Edwardian frontage gives the house real presence from the moment you arrive. Combined with the location, tucked within one of Wothorpe’s most desirable streets just a short walk from Stamford town centre, this feels like the kind of renovation project people genuinely fall in love with.







VIRTUALLY STAGED - DESIGN INSPO



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Entry

3' 4" x 3' 6" (1.02m x 1.07m)

Hallway

2' 11" x 22' 11" (0.89m x 6.99m)

Hallway (near stairs)

11' 4" x 5' 11" (3.46m x 1.80m)

Living Room

14' 2" x 11' 5" (4.33m x 3.47m)

Hallway Storage

3' 3" x 5' 10" (0.99m x 1.78m)

Dining Room

13' 5" x 11' 11" (4.10m x 3.63m)

Kitchen

10' 6" x 11' 10" (3.19m x 3.60m)

Utility Room

6' 0" x 8' 2" (1.82m x 2.49m)

WC

5' 8" x 2' 11" (1.72m x 0.88m)

Trade Entrance Hallway

3' 3" x 33' 6" (0.99m x 10.21m)

Landing

20' 1" x 6' 0" (6.11m x 1.83m)

Principal Bedroom

10' 9" x 11' 5" (3.28m x 3.47m)

Bedroom 2

10' 2" x 11' 11" (3.11m x 3.64m)

Bedroom 3

8' 10" x 11' 4" (2.70m x 3.46m)

Bedroom 4

6' 4" x 11' 11" (1.93m x 3.63m)

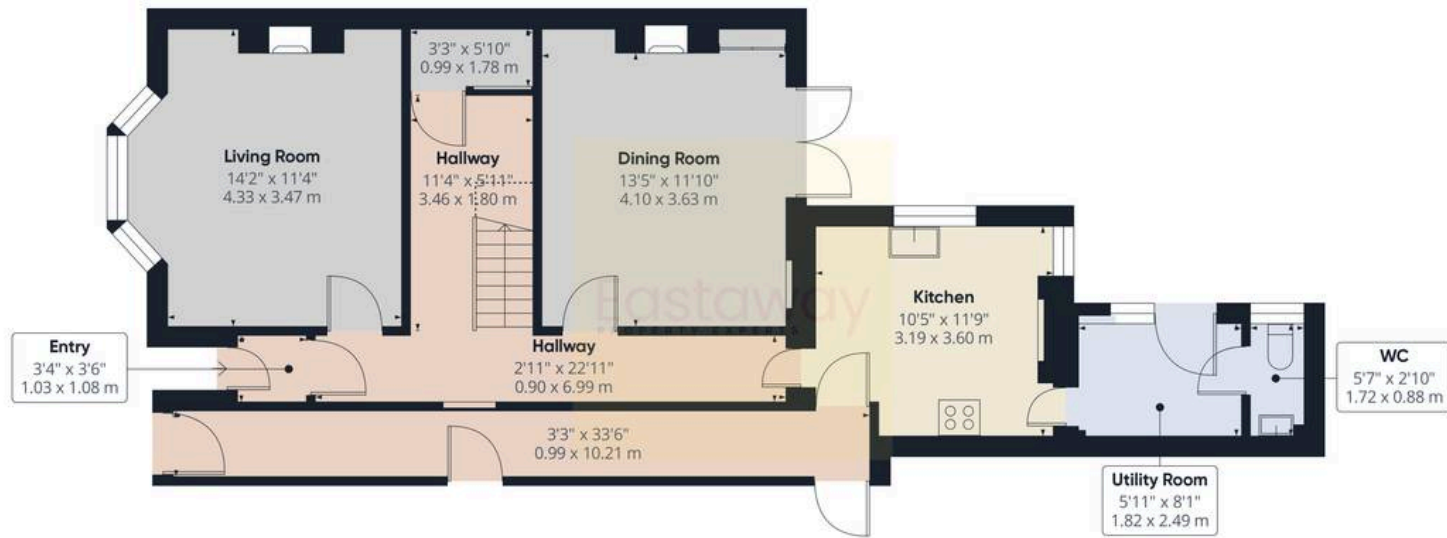
Hallway - First Floor



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Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1731 ft²
160.8 m²

Reduced headroom

67 ft²
6.2 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E	37	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	12	6
<i>Not environmentally friendly - higher CO₂ emissions</i>		

England, Scotland & Wales

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