



School House, Stibbington



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## Key Features

- Guide Price £600,000 - £625,000
- Stunning Four Bedroom Grade II Listed Former Victorian School House
- Substantial Plot with Large Gardens and Outbuildings
- Highly Sought After Village Location within Close Proximity to Stamford / Peterborough
- Grade II Listed
- Ample Off Road Parking and Double Garage
- Council Tax Band - F
- EPC Rating E
- Freehold

Guide price £600,000







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Newton Fallowell are pleased to present this beautifully restored Grade II listed Victorian former school house, offering extensive accommodation throughout, superb connectivity with the gardens, and an abundance of period charm. Set within approximately 0.28 acres of mature, well-orientated grounds, the property features separate reception rooms, four bedrooms, and excellent outdoor entertaining areas.

Upon entering the property, a gravel pathway leads to the front door, opening into a wide Minton-tiled hallway with a classic staircase. From here, you are welcomed into two bright and spacious dual-aspect reception rooms — the drawing room and dining room — each boasting high ceilings, attractive Victorian cast-iron fireplaces, and lovely views across the gardens.

A further expansive reception room sits beyond the hallway, featuring original Minton tiling and an open fireplace. This room provides seamless access to both the kitchen and the stunning octagonal garden room. The garden room, with its slate roof and French doors opening onto the stone-flagged terrace, serves as an inviting informal snug and a perfect spot to enjoy the garden year-round.

The kitchen/breakfast room is fitted with a modern suite of wall and base units beneath quartz worktops, including a double Belfast sink, integrated gas hob, double oven, dishwasher, and a central breakfast island with a wooden worktop and wine fridge. From here, there is access to the terrace via a deep stone porch, a cloakroom/WC, and a secondary staircase to the first floor.

The principal staircase rises to a generous landing leading to four bedrooms and a family bathroom. The elegant principal bedroom features a Victorian fireplace, built-in cupboards, and a modern en-suite shower room. Bedrooms two and three are symmetrical, spacious doubles, while bedroom four also provides ample accommodation. A contemporary family bathroom with a roll-top bath serves the remaining rooms.

The property is approached through a six-bar gate onto a gravelled driveway, offering extensive parking and leading to a detached stone double garage with power. The beautifully maintained gardens lie predominantly to the southeast, with large lawned areas, mature trees, and deep shrub borders providing colour and privacy. A wide stone terrace wraps around the rear of the house, adjoining former washrooms now used as practical store outbuildings.







Entrance Hall 1.89m x 4m (6'2" x 13'1")

Lounge 3.68m x 3.98m (12'1" x 13'1")

Dining Room 3.66m x 3.98m (12'0" x 13'1")

Living Room 6.1m x 3.64m (20'0" x 11'11")

Sun Room 3.66m x 3.41m (12'0" x 11'2")



Kitchen Breakfast Room 4.9m x 3.64m (16'1" x 11'11")

WC 0.77m x 2.09m (2'6" x 6'11")

Bedroom One 3.96m x 3.69m (13'0" x 12'1")

En-Suite 2.09m x 1.25m (6'11" x 4'1")



Bedroom Two 4.01m x 3.71m (13'2" x 12'2")

Bedroom Three 3.73m x 3.71m (12'2" x 12'2")

Bedroom Four 2.69m x 2.69m (8'10" x 8'10")

Family Bathroom 2.67m x 2.89m (8'10" x 9'6")

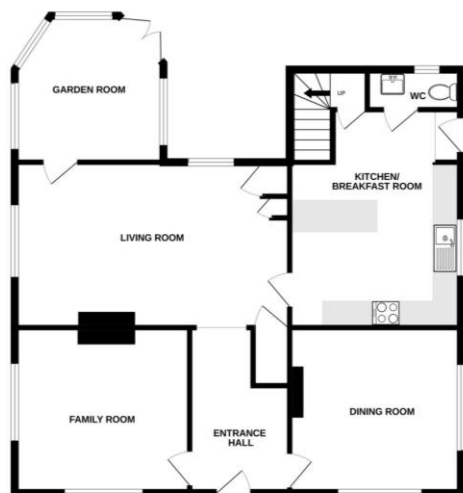








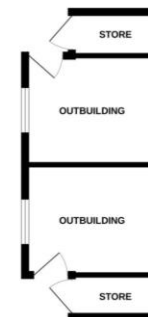
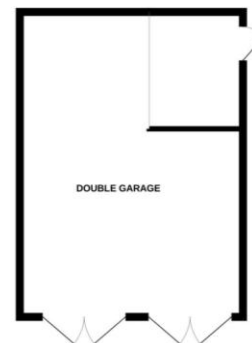
GROUND FLOOR  
989 sq.ft. (91.9 sq.m.) approx.



1ST FLOOR  
877 sq.ft. (81.5 sq.m.) approx.



EXTERNAL GROUNDS  
573 sq.ft. (53.3 sq.m.) approx.



TOTAL FLOOR AREA : 2520sq.ft. (234.1 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	40 E	
21-38	F		
1-20	G		

### COUNCIL TAX INFORMATION:

Local Authority: Huntingdonshire District Council  
Council Tax Band: F

### AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

### ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £62 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

### REFERRAL FEES:

Newton Fallowell 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 £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.