



**nest**  
ESTATES

**Barnack Road, Bainton**

Stamford, PE9 3AE

**£625,000**

# SUMMARY

- Five Bedroom Detached Family Home
- Open Plan Kitchen Dining Space & Utility Room
- Two Further Reception Rooms
- Downstairs Shower Room, Family Bathroom & En Suite To Master Bedroom
- Garage & Off Road Parking
- Front & Rear Gardens
- Idyllic Village Location













Holly House is an impressive five-bedroom detached family residence, perfectly positioned within the picturesque and highly sought-after village of Bainton.

This beautifully presented home offers spacious and versatile accommodation throughout, beginning with a welcoming entrance hall that leads into a stunning open-plan kitchen and dining area—ideal for modern family living and entertaining. Complementing this are two additional reception rooms, providing flexible space for relaxation, work, or formal gatherings. A practical utility room and a ground floor shower room further enhance the home's functionality. Upstairs, the property boasts five generously proportioned bedrooms, including a superb principal suite with its own en suite shower room. A well-appointed family bathroom serves the remaining bedrooms. Externally, Holly House continues to impress with a garage and ample off-road parking.

The property enjoys attractive front garden space, while to the rear lies a beautifully landscaped, fully enclosed garden—perfect for outdoor entertaining and family enjoyment.

This exceptional home combines village charm with contemporary comfort, making it an ideal choice for growing families seeking both space and lifestyle.

### **Location...**

Set within the charming rural landscape of Bainton, this sought-after village offers a picturesque setting, ideal for those looking to enjoy countryside living without sacrificing convenience. Bainton is renowned for its attractive stone properties, quiet lanes, and strong sense of community, providing a quintessential English village lifestyle. Surrounded by open countryside, the area is perfect for walking, cycling, and enjoying the outdoors.

Despite its tranquil setting, Bainton is superbly located for access to the historic market town of Stamford, which lies just a short drive away. Stamford is widely regarded as one of the finest stone towns in England, offering a wealth of amenities including boutique shops, independent cafés, restaurants, and well-regarded schools. The town also benefits from a mainline railway station with regular services to London, making it an excellent choice for commuters. Further amenities can be found in the surrounding towns, while excellent road links provide easy access to larger centres. Combining peaceful village charm with excellent connectivity, Bainton presents an ideal location for families and professionals alike.

Tenure: Freehold

Council Tax Band: E

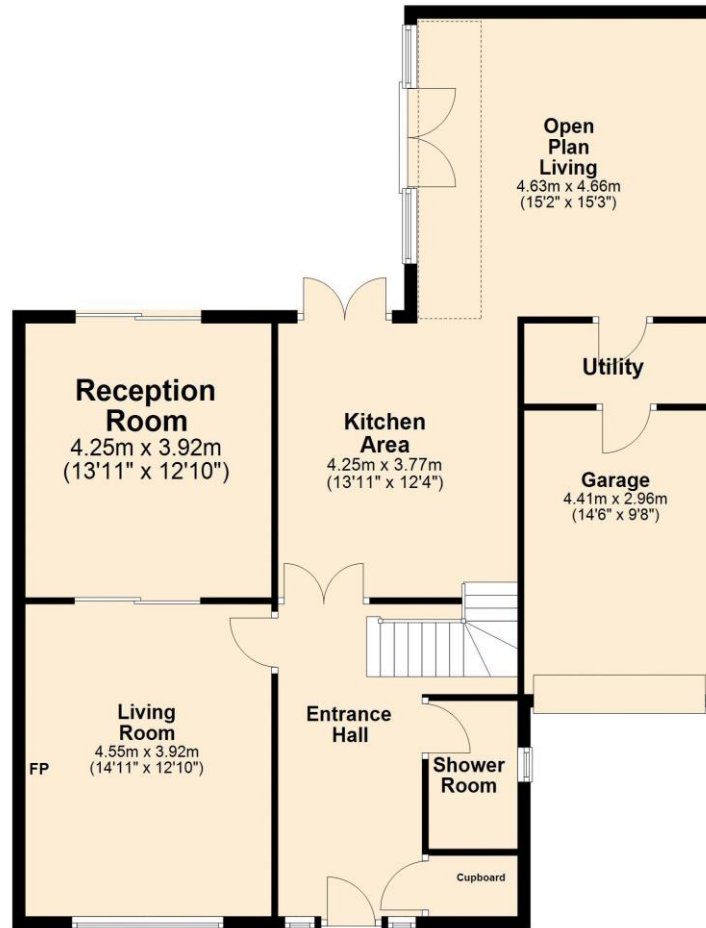
Local Authority: Peterborough Council

Services: Gas Central Heating

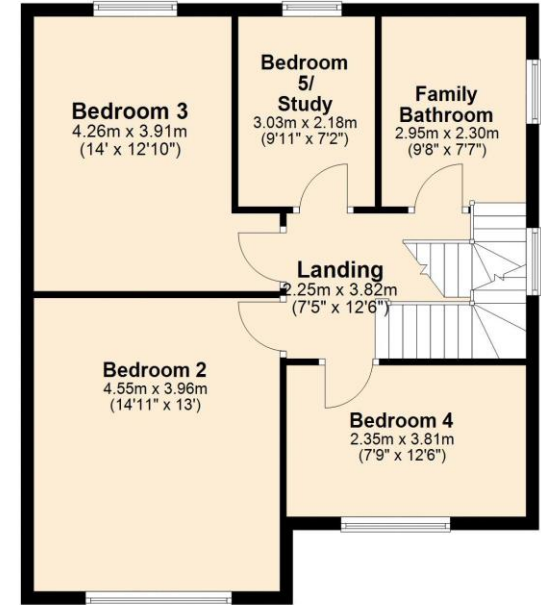
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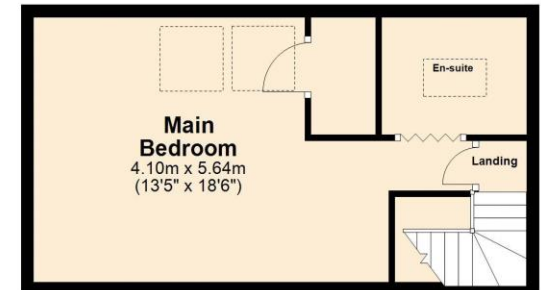
**Ground Floor**  
Approx. 110.2 sq. metres (1185.8 sq. feet)



**First Floor**  
Approx. 65.7 sq. metres (706.8 sq. feet)



**Second Floor**  
Approx. 32.2 sq. metres (346.6 sq. feet)



Total area: approx. 208.0 sq. metres (2239.2 sq. feet)

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