



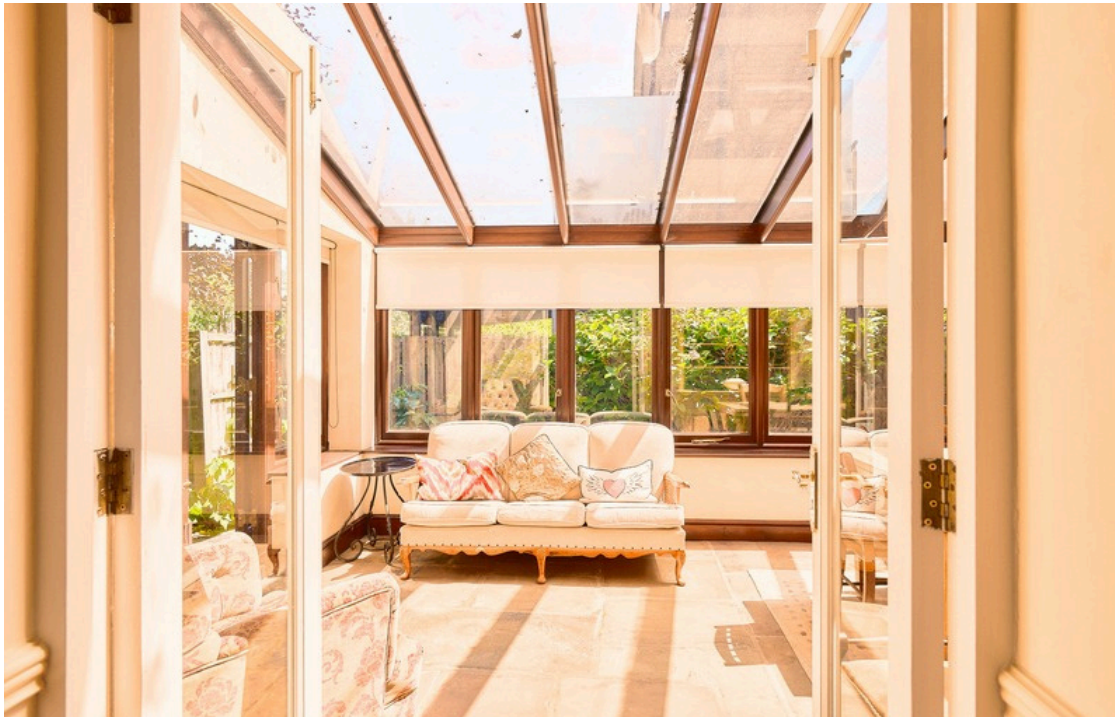
Old Station House
Stamford

OLD STATION HOUSE

Water Street Stamford,
PE9 2NJ

Standing proudly beside the banks of the River Welland, Old Station House is one of Stamford's most iconic and historically significant homes. Grade II listed and built in 1856 as the original terminus of the Stamford and Essendine Railway, this remarkable residence was designed by William Hurst in a handsome Tudor-Jacobean style, drawing inspiration from the architectural splendour of nearby Burghley House. Occupying a tranquil setting on Water Street, the property effortlessly blends period grandeur with fascinating local heritage, all within a five-minute walk of the town centre.





Offering beautifully proportioned accommodation with excellent ceiling heights throughout, Old Station House extends across two floors and comprises two elegant reception rooms, garden room, kitchen, four bedrooms and three bath/shower rooms. Large windows draw natural light into the rooms and frame views of the surrounding gardens, river and neighbouring historic townscape. While perfectly comfortable and ready for occupation, the property would now benefit from a programme of cosmetic updating, presenting an exciting opportunity for a purchaser to create a home tailored to their own tastes and requirements.







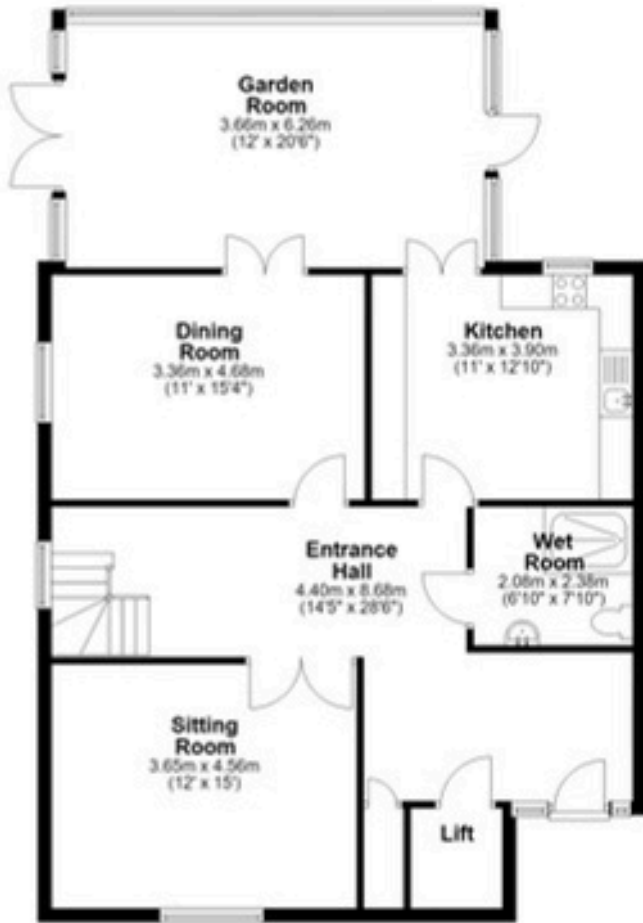


Approached via a shingle driveway providing ample parking, the property enjoys a mature front lawn with delightful views across the River Welland. The gardens continue along the side of the house, leading to a private terrace and, beyond, a decked pontoon with direct access to the river — a wonderful feature that makes the most of this unique waterside setting. Further benefiting the property is a garage located within Welland Mews, held on a long lease of approximately 990 years.



Ground Floor

Approx 115.0 sq metres
(1238.1 sq feet)



First Floor

Approx 87.4 sq metres
(940.7 sq feet)



Finer Details

Local Authority: South Kesteven District Council
Council Tax Band: F

Tenure: Freehold
Possession: Vacant upon completion

EPC Rating: Exempt

Services: Mains water, drainage, and electric are understood to be connected. The property has gas fired central heating none tested by the agent.

Fixtures & Fittings: Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.



Total Area : Approx 2178.7 sq ft (202.4 sq m)

Garage: 139.04 sq ft (12.9 sq m)

Total Area Including Garage : Approx 2317.74 sq ft (215.3 sq m)

Plans: The site and floor plans forming part of these sale particulars are for identification purposes only. All relevant details should be legally checked as appropriate.



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