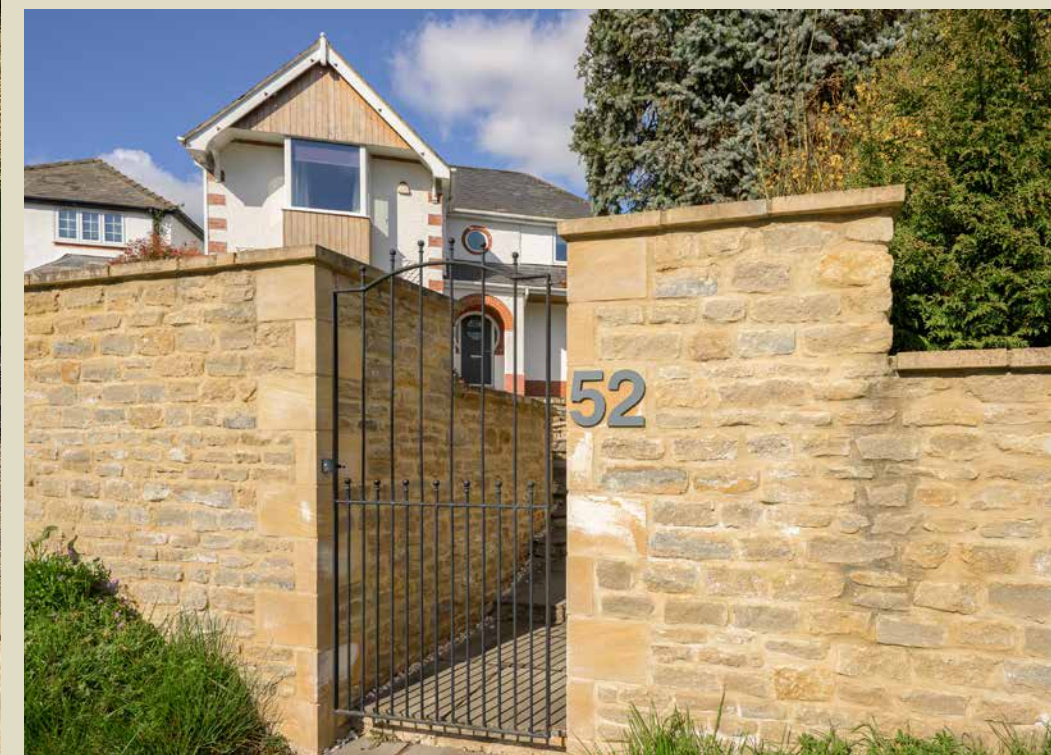
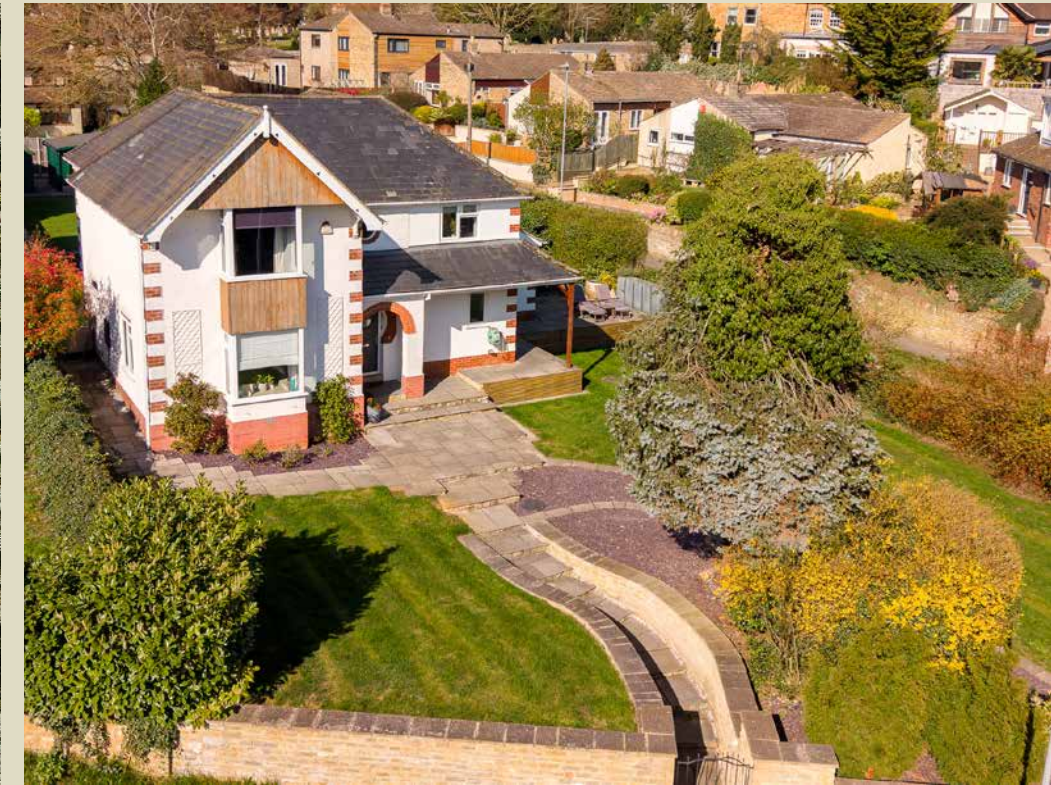




POINTHYRST

STAMFORD

Built in 1928 and reimagined for modern life, this elevated Stamford home balances the assurance of its origins with a calm, contemporary finish. Refined yet relaxed, Pointthyrst is a home that feels rooted in its setting, with thoughtfully curated interiors, landscaped gardens and the town centre within walking distance.





A SENSE OF ARRIVAL

Occupying a large, elevated plot on one of Stamford's most desirable roads, the approach immediately conveys a sense of quiet confidence. Stone walling and an iron pedestrian gate open to landscaped front gardens, where a meandering stepped pathway rises through mature planting to the front door, softening the ascent and heightening that feeling of arrival. This is a home that sits proudly above its surroundings, its stature rooted in its 1920s beginnings and now enhanced by the careful renovation and extension that have followed.

Step inside and the entrance hall offers a warm welcome, introducing the elegant restraint that continues throughout the home. Architectural character and contemporary detailing sit comfortably side by side, while fitted storage and a cloakroom keep the practicalities of daily life neatly tucked away.



A ROOM TO RETREAT

Of grand proportions, the dual aspect sitting room offers a wonderfully calm, intimate welcome, centred around a large south-facing box bay window, where light streams in and lifts the room throughout the day. Away from the bustle of the main family hub, this is a lovely place to read in the late afternoon sun, to gather for quieter conversation in the evening, or simply to enjoy the composed elegance of a room that feels every bit as settled as the home's heritage suggests.

WINE, DINE AND UNWIND

At the rear of the home, the main living space opens out in a way that feels both sociable and serene. Designed as the true heart of the home, the expansive kitchen, living and dining room is grounded by porcelain tiles underfoot and warmed by underfloor heating, while two sets of French doors frame elevated views across the garden and draw the terrace naturally into the rhythm of the room.

This is a space made for real life as much as entertaining, whether that's morning coffee with the doors opened wide on a warm spring day, long lunches that drift into the garden or family suppers with the last of the light lingering outside. The proportions allow each part of the room to breathe, yet the overall feel remains wonderfully connected.

The kitchen itself has been designed and fitted by NGI Design of Stamford, and include integrated Miele double ovens, gas hob extractor fan and dishwasher, all sitting within a clean, contemporary scheme, while the vaulted ceiling and Velux windows flood the room with light from above. Double-aspect windows provide views to both the front and rear gardens, reinforcing the home's connection to its landscaped plot, and a pantry offers excellent additional storage along with space for a stand-alone fridge freezer.



Close by, the laundry room provides a secondary entrance and room for appliances, helping the home work beautifully behind the scenes, while also hosting impressive bespoke built wine cabinetry and fridge.





A second bedroom sits to the front of the home and features a south-facing box bay window, echoing the character of the sitting room below and bringing a lovely softness to the light. The third bedroom is also a generous double, and both are served by stylish en suite shower rooms with contemporary fittings and large walk-in showers.



SOAK AND SLEEP

Upstairs, four well-proportioned bedrooms continue the home's thoughtful balance of comfort and refinement. Three enjoy their own en suite shower rooms, while the fourth is served by a separate family bathroom, creating an arrangement that works beautifully for family life, older children or guests.

Positioned to enjoy views out over the rear garden, the principal suite is a particularly restful retreat, fitted with bespoke wardrobes and paired with a luxurious en suite shower room by NGI Design.





The final bedroom is currently arranged as a dressing room and study, demonstrating the versatility that runs throughout the home. An array of built-in wardrobes and shelving keeps the room beautifully organised, while a fold-away bed allows it to shift easily back into guest accommodation when needed.

Completing the first floor, the family bathroom brings a final touch of individuality with its feature porthole window; a delightful detail that feels entirely at home here.



SUNSHINE, SHELTER AND SHADE

The gardens wrap generously around the home, making the most of the large corner plot and extending the sense of space in every direction. At the front, mature shrubs, trees and carefully layered planting soften the elevated position and create an approach that feels both private and welcoming. To the rear, a terrace runs around the north and east elevations, linking the laundry room and living space and creating natural places to sit, dine and entertain.

Steps rise from the terrace to the lawned garden beyond, where the outlook back towards the house is every bit as appealing as the views from within. Predominantly laid to lawn, with a small vegetable garden tucked to the rear, the grounds offer a pleasing balance of structure and openness; room for children to play, for summer lunches to stretch on into the evening, and for quieter moments spent following the sun across the garden. Both the shed and summerhouse are fitted with electricity, adding further flexibility, while off-road parking for up to four vehicles and an electric car charging point make daily life all the more convenient.

There may also be scope to add a one-and-a-half-storey garage or annexe building, subject to the necessary planning permissions.



THE FINER DETAILS

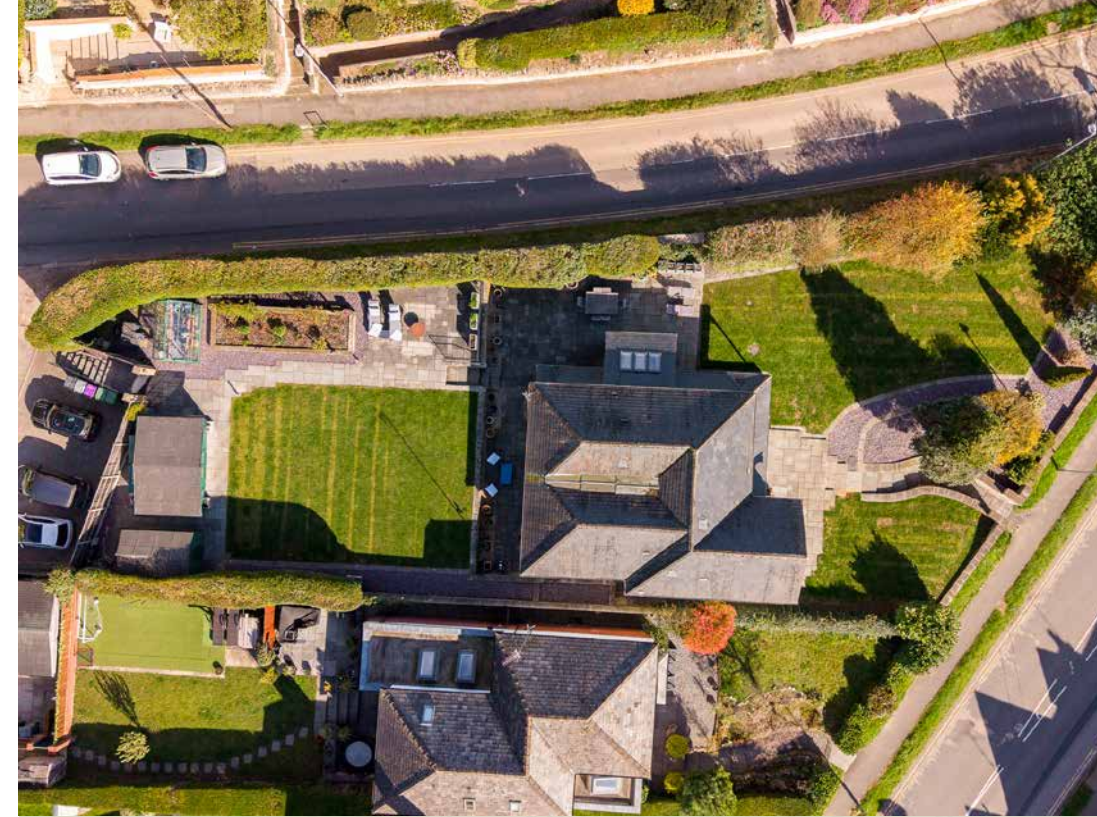
Freehold
Detached
Built 1928
Plot approx. 0.3 acre
Gas central heating

Mains electricity, water and sewage
EV charging point
South Kesteven District Council,
tax band E
EPC rating C

Ground Floor: approx. 113.6 sq. metres (1,223 sq. feet)
First Floor: approx. 105.4 sq. metres (1,134 sq. feet)
Total Home: approx. 219 sq. metres (2,357 sq. feet)



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ON YOUR DOORSTEP

Perfectly placed, within a five-minute walk you'll discover Stamford's historic centre - celebrated by The Sunday Times as one of Britain's best places to live, and home to the renowned Stamford School.

Stroll the cobbled streets, wander the riverside, and explore independent boutiques, cafés and restaurants. Within twenty minutes on foot, the grandeur of Burghley House and its gardens awaits. Famed for its weekly market and fortnightly farmers' market, Stamford combines heritage with community spirit.

Families are perfectly placed, with a host of primary, secondary and independent schools close by, including the highly rated Stamford School within walking distance. Its rail links to Peterborough and onward to London King's Cross make daily commuting entirely possible.

Local Distances

- Stamford Railway Station
0.7 miles (approx. 15-minute walk)
- Oakham 11 miles (17 minutes)
- Uppingham 13 miles (22 minutes)
- Peterborough Railway Station
16 miles (23 minutes)
- Grantham 21 miles (29 minutes)



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