



Foundry Road Ryhall, PE9 4JA

Stonefield House is an impressive individual stone-built detached home, constructed approximately 30 years ago and occupying a generous plot of around half an acre within the popular village of Ryhall, close to Stamford.

Built for longevity and quality, the property has been exceptionally well maintained and remains largely in its original condition, offering buyers a rare opportunity to acquire a substantial family home with excellent scope for modernisation, extension or reconfiguration, subject to the necessary consents.

Set back from the road, the house enjoys a strong sense of privacy, mature boundaries and extensive off-road parking, complemented by a double garage, workshop and utility spaces, making it ideal for families, home workers or hobbyists

Price Guide £800,000

Foundry Road

Ryhall, PE9 4JA



- Individual Stone-Built Detached House in Large Plot of Around ½ Acre
- Four Bedrooms, Including Ground-Floor Bedroom With En-Suite
- Potential to Modernise or Extend (STPP)
- Constructed Approximately 30 years ago
- Multiple Reception Rooms & Study
- Sought-After Village Location Close to Stamford
- Approx. 2,147 sq ft of Accommodation
- Double Garage, Workshop & Utility
- Please Refer to Attached KFB For Material Information Disclosures

Ground Floor

Entrance Hall

216" x 11'4" (65.84m x 3.45m)

Cloakroom

7'3" x 3'5" (2.21m x 1.04m)

Lounge

15'8" x 13'8" (4.78m x 4.17m)

Dining Room

13'0" x 10'1" (3.96m x 3.07m)

Study/Music Room

11'7" x 11'11" (3.53m x 3.63m)

Ground Floor Bedroom

16'2" x 18'2" (4.93m x 5.54m)

Em-Suite Bathroom

5'5" x 6'0" (1.65m x 1.83m)

Kitchen

12'6" x 11'0" (3.81m x 3.35m)

Utility Room

7'7" x 9'4" (2.31m x 2.84m)

Rear Hall

5'11" x 2'11" (1.80m x 0.89m)

Cloakroom 2

6'4" x 2'11" (1.93m x 0.89m)

Workshop

12'4" x 10'3" (3.76m x 3.12m)

Double Garage

16'8" x 18'4" (5.08m x 5.59m)

First Floor

Landing

23'1" x 8'3" (7.04m x 2.51m)

Bedroom 2

13'5" x 11'0" (4.09m x 3.35m)

Bedroom 3

14'7" x 11'0" (4.45m x 3.35m)

Bedroom 4

11'5" x 8'3" (3.48m x 2.51m)

Family Bathroom

7'3" x 5'9" (2.21m x 1.75m)

Seperate WC

7'4" x 4'0" (2.24m x 1.22m)

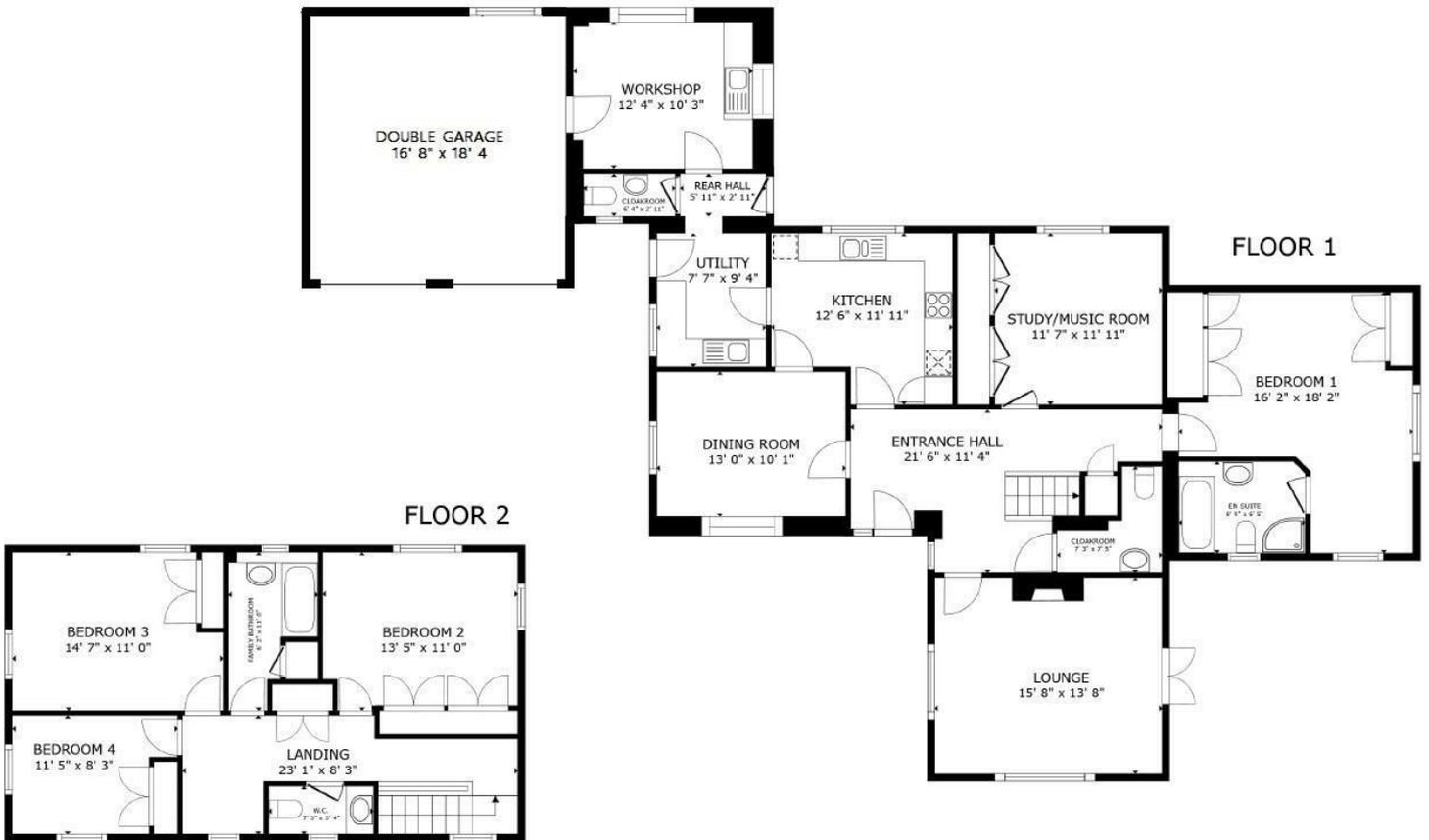


Directions

Please use the following postcode for Sat Nav guidance - PE9 4JA



Floor Plan



GROSS INTERNAL AREA
 FLOOR 1 1,464 sq.ft. FLOOR 2 683 sq.ft.
 TOTAL : 2,147 sq.ft. EXCLUDING DOUBLE GARAGE
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	68
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	