



Hawthorn Farm, Bainton Green Road

Ashton, Stamford, PE9 3BA

**Price Guide £1,600,000**

Richardson

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Nestled in the quiet charming village of Ashton, only 6 miles from Stamford, this substantial detached house, originally built in the 18th century, was thoughtfully extended in the 1980s to create a substantial family home spanning approximately 3,680 square feet, with additional separate annex, garaging, stables and workshop set within approximately 16 acres of gardens and paddocks.

Hawthorn Farm boasts an impressive six reception rooms, providing ample space and flexibility for both relaxation and entertainment. In addition, the kitchen breakfast room has bespoke units with granite worksurfaces and features a traditional Aga. The ground floor also includes a large reception hall, utility room and a cloakroom, enhancing the practicality of daily living. The master bedroom is huge, with built in wardrobes, complete with a large ensuite bathroom. There are four additional bedrooms, all fitted with built-in wardrobes, which share a well-appointed four-piece family bathroom. The separate annex, which includes a sauna, wine store, shower room, and a versatile living/bedroom area with a kitchenette on the first floor. This space is ideal for guests or as a private retreat. The property further benefits from an additional office and a double garage.

In all the grounds extend to approximately 16 acres with large formal gardens with a southerly and westerly aspect enjoyed by the principal reception rooms. The yard is accessed by a separate entrance and has an open-faced store, workshop building with further open-faced store to the side and two stable blocks offering 4 stables and tack room. In all the house, garden and adjacent paddocks extend to approximately 8.19 acres. The remaining paddock land extending to 7.82 acres is opposite the property. This exquisite home offers a unique blend of charm and modern convenience, making it an exceptional opportunity for families or individuals looking to embrace the countryside while enjoying access to Stamford & Peterborough

Reception hall

Drawing room

23'4" x 15'3" (7.13m x 4.66m)

Dining room

21'7" x 13'7" (6.6m x 4.16)





Sitting room  
23'4" x 12'5" (7.13m x 3.79m)

Garden room  
18'7" x 12'9" (5.67m x 3.9m)

Kitchen breakfast room  
18'2" x 12'7" (5.56m x 3.85m)

Rear hall

Utility  
11'7" x 10'1" (3.55m x 3.09m)

Study  
12'11" x 10'1" (3.95m x 3.09)



Tv room/study 2  
15'3" x 11'7" (4.66m x 3.55m)

First floor landing

Master bedroom  
22'9" x 19'3" (6.94m x 5.87m)

Ensuite  
15'1" x 8'10" (4.6m x 2.7m)

Bedroom  
13'7" x 12'3" (4.16m x 3.74m)

Bedroom  
16'7" x 10'2" (5.06m x 3.1m)



Bedroom  
12'9" x 10'8" (3.9m x 3.26m)

Bedroom  
10'7" x 8'9" (3.23m x 2.67m)

Family bathroom

Outbuildings

Annex

Entrance hall  
With store room and wine store

Sauna



Shower room

First floor living/kitchenette/bedroom  
23'7" x 11'8" (7.19m x 3.58m)

Separate home office  
14'7" x 11'0" (4.46m x 3.36m)

Stables  
23'11" x 10'0" (7.29m x 3.07m)

Workshop  
32'10" x 30'0" (10.03m x 9.15m)

Lean to  
24'6" x 17'7" (7.48m x 5.37m )

Stables  
27'5" x 6'11" (8.37m x 2.11m)

Tack/store room  
12'4" x 6'11" (3.76m x 2.11m)

#### External details

#### Paddock Land

In all, the grounds extend to approximately 16 acres including the formal gardens and yard. The paddock land and stables are all currently let on a Licence basis with one months notice. All the occupiers are aware of the sale and that notice will be given once a sale has exchanged to provide vacant possession. The paddock land is divided into 4 paddock areas all of which are are securely fenced and benefitting from their own access and water troughs.

#### Yard & Workshop

The workshop and lean to is currently under Licence to a market gardening business. This is under a 6 month notice period which was issued at the beginning of April 2026.

#### Agents Notes

The current vendor will place an uplift on the yard and workshop buildings for any potential future development.

#### Services

Mains electricity, water and sewerage are connected. The current heating is electric boiler to radiators.

#### Tenure

Freehold

#### Council tax

Peterborough City Council Tax Band G

#### Communication

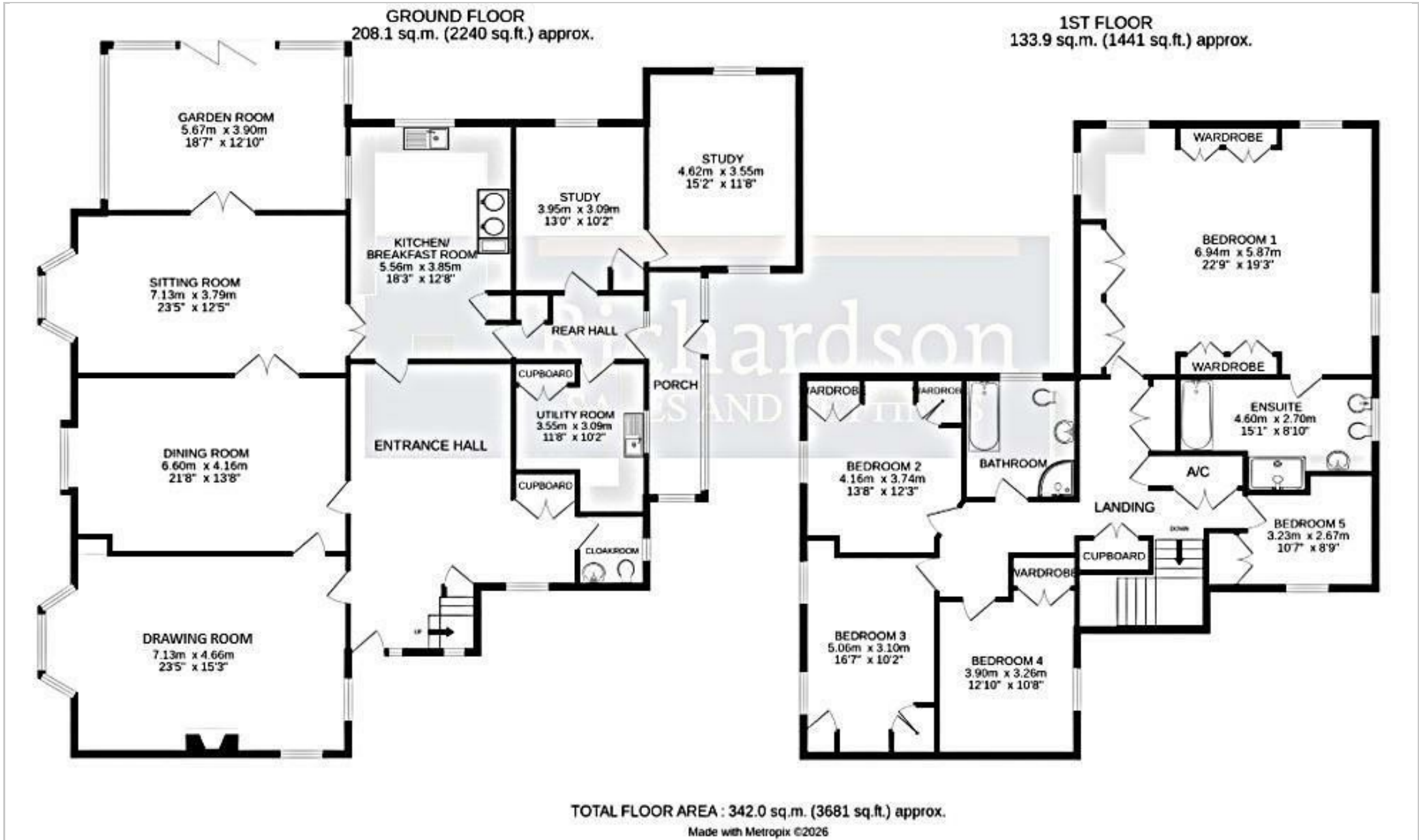
According to Ofcom: Ultrafast Full Fibre is available  
According to Ofcom: Mobile coverage is Likely with EE, Three, O2 and Vodafone

#### Viewing

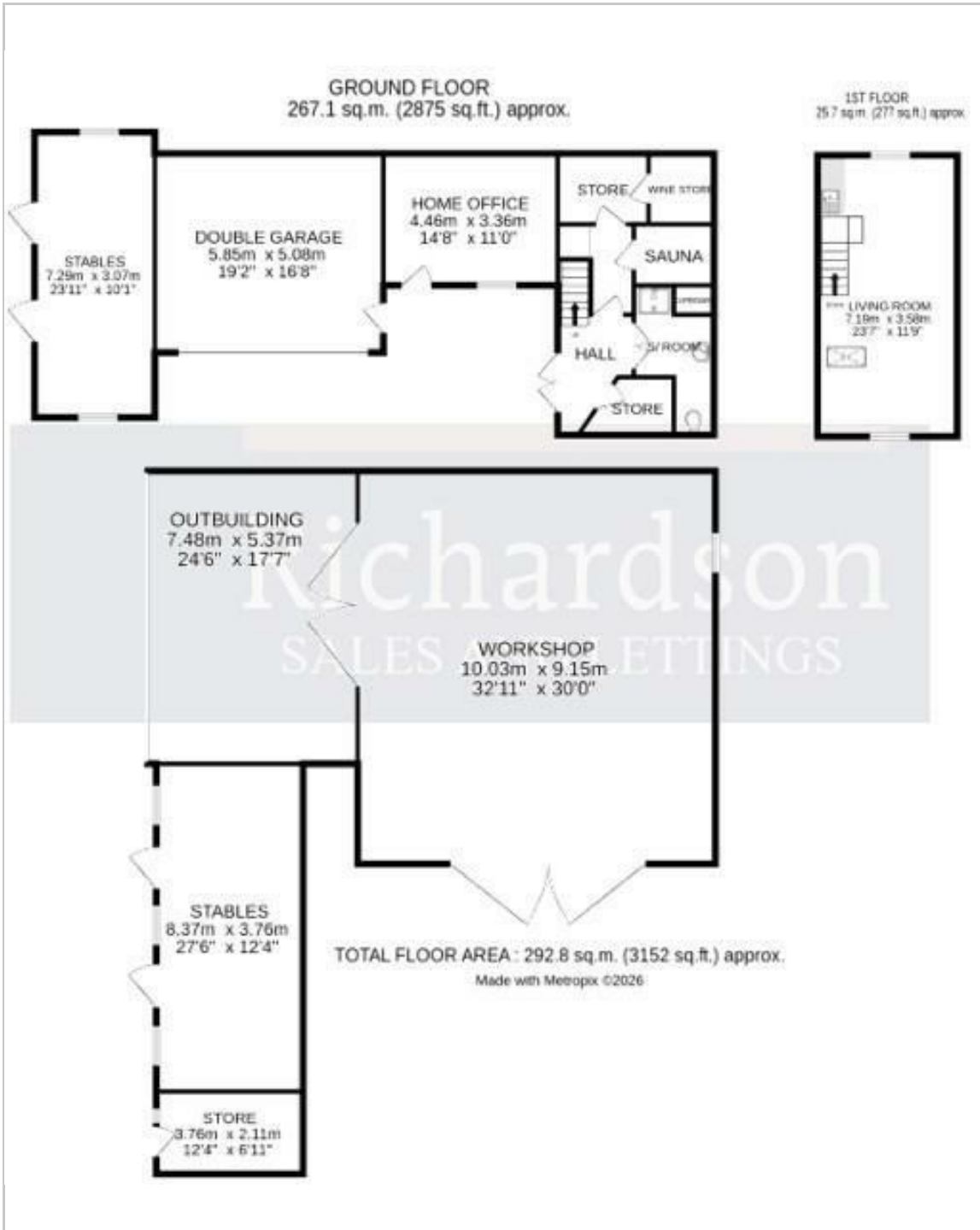
Telephone appointment with Richardson.  
[post@richardsonsurveyors.co.uk](mailto:post@richardsonsurveyors.co.uk)







Floor Plan

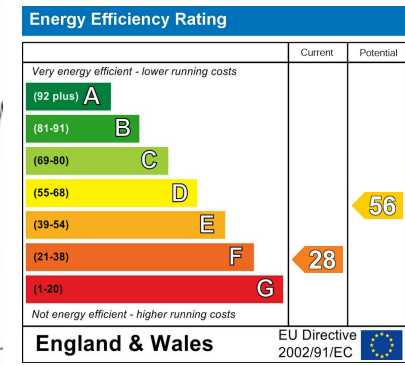




Area Map



Energy Efficiency Graph



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**MONEY LAUNDERING REGULATIONS** intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.

**Sheep Market House, Sheep Market, Stamford, Lincs, PE9 2RB**

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**01780 762433**