



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 $\frac{1}{2}$ 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
21'6" 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)

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

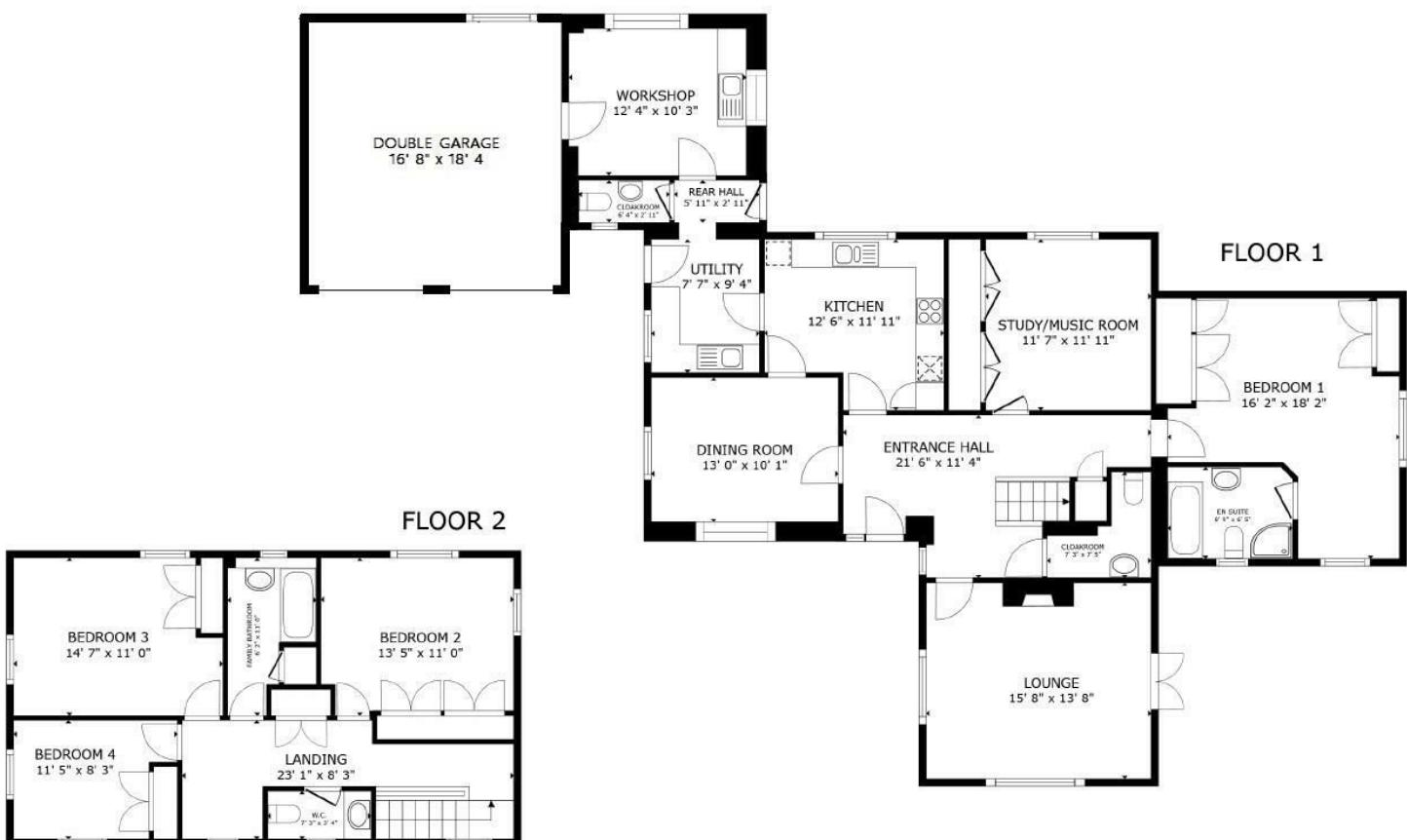


Directions

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

REFERRAL FEES: Goodwin Residential and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £200 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our selected panel of solicitors. In some cases we may receive a fee of £200 if you use their services.

2-3 St Johns Street, Stamford, Lincs, PE9 2DA
 Tel: 01780 750000 Email: info@goodwinproperty.co.uk goodwinproperty.co.uk

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