



## Barn Hill

Stamford, PE9 2AE

Situated in one of Stamford's most attractive and sought-after locations, 9a Barn Hill is a charming Grade II\* listed home combining period character with well-presented accommodation and an appealing setting. The property is presented in great condition throughout and offers three bedrooms, a generous living room, a separate kitchen and utility room, together with an established, well-planted and private courtyard garden and a single garage.

£875,000

# Barn Hill

Stamford, PE9 2AE



- Three-bedroom Grade II listed house
- Separate kitchen and useful utility room
- Single garage
- Situated on the highly regarded and picturesque Barn Hill
- Spacious principal bedroom
- Within easy reach of Stamford town centre and its amenities
- Generous living room
- Large courtyard garden
- Please refer to attached Key Facts for Buyers for Material Information Disclosures

## Entrance Hallway

2'11" x 3'8" (0.89m x 1.12m)

## Living Room

23'7" x 14'5" (7.19m x 4.39m)

## Kitchen

13'4"x 7'8" (4.06mx 2.34m)

## Utility Room

8'8" x 6'3" (2.64m x 1.91m)

## Side Lobby

5'10" x 14'8" (1.78m x 4.47m)

## First Floor Landing

16'4" x 6'5" (4.98m x 1.96m)

## Bedroom 1

13'7" x 16'6" (4.14m x 5.03m)

## Bedroom 2

13'6" x 13'0" (4.11m x 3.96m)

## Bedroom 3

10'0" x 9'11" (3.05m x 3.02m)

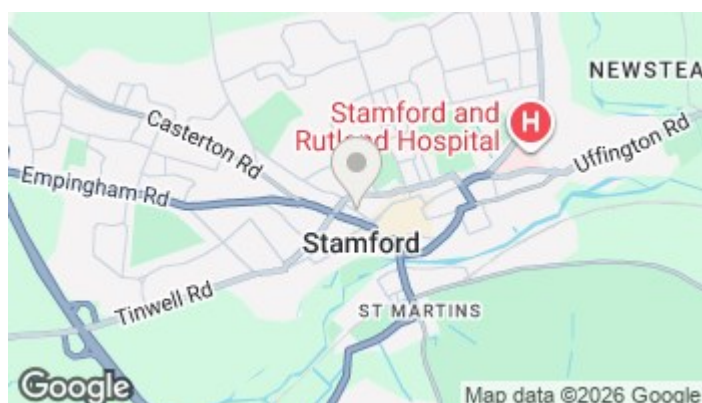
## Family Bathroom

4'11" x 17'3" (1.50m x 5.26m)

## Large Courtyard Garden

## Garage

20'8" x 11'6" (6.30m x 3.51m)

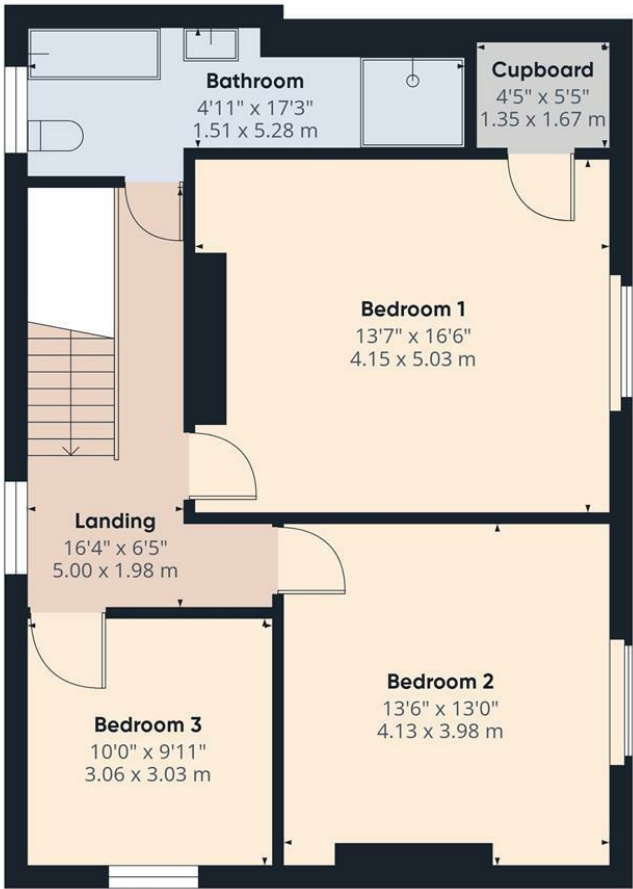
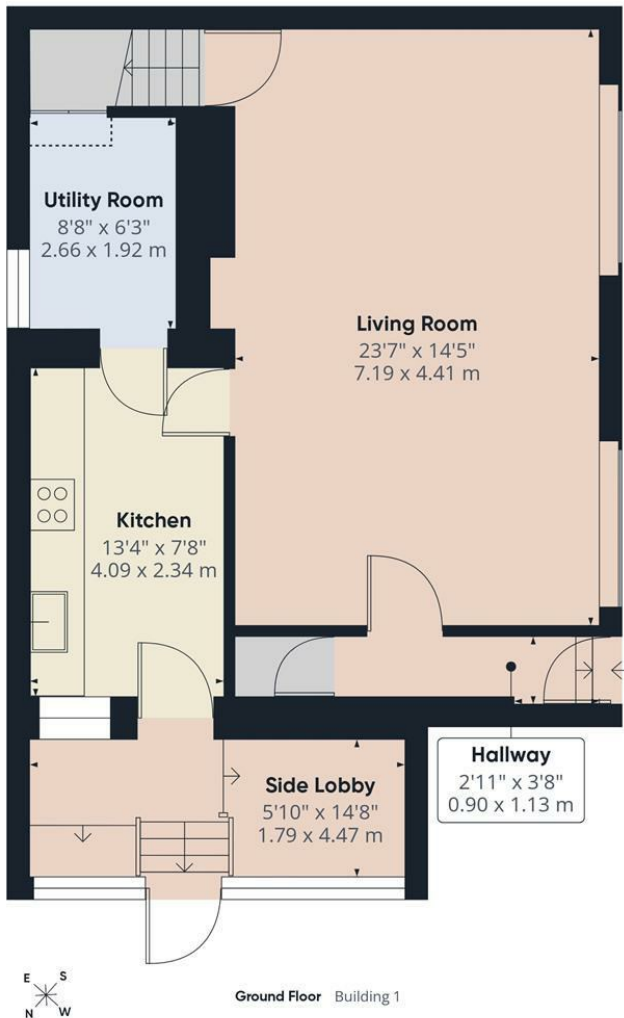


## Directions

Please use postcode PE9 2AE for Sat Nav assistance. Barn Hill is one of Stamford's most recognisable historic streets, known for its traditional stone buildings and attractive period architecture. The property is conveniently positioned for access to the town centre, where a range of independent shops, cafés, restaurants and public houses can be found, alongside supermarkets and other everyday amenities. Stamford also benefits from well-regarded schooling and a railway station providing services towards Leicester, Birmingham and Cambridge, with connections to



Floor Plan



Floor 1 Building 1

Approximate total area<sup>(1)</sup>  
1359 ft<sup>2</sup>  
126.2 m<sup>2</sup>

Reduced headroom  
4 ft<sup>2</sup>  
0.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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](mailto:info@goodwinproperty.co.uk) [goodwinproperty.co.uk](http://goodwinproperty.co.uk)

