



Vine Cottage, Stamford
£475,000

Vine Cottage

Newton Fallowell are delighted to offer this charming and deceptively spacious three-bedroom semi-detached cottage, tucked away in a private position whilst remaining within easy reach of local amenities. Boasting three double bedrooms, multiple reception rooms, a private courtyard garden and a roof terrace, this characterful home offers versatile accommodation ideal for modern family living.

On entering Vine Cottage, you are welcomed into an entrance hall providing access to the ground floor accommodation and stairs rising to the first floor. To the left is a cosy, recently redecorated living room featuring an attractive fireplace, creating the perfect space to relax. To the right, the property opens into a spacious kitchen/dining room fitted with a range of floor and wall units, integrated appliances including a Belling cooker, and a useful butcher's block providing additional workspace and storage.

Leading through to the rear of the property is a further reception room, currently utilised as a formal dining room, although equally suited as a family room, home office or playroom. The ground floor accommodation is completed by a convenient WC.

The first floor offers three generous double bedrooms, a modern fitted family bathroom, and a separate WC.

Externally, the property benefits from gated access to an attractive front garden, providing the perfect spot for a morning coffee with space for a bistro table and chairs. The front garden also offers the opportunity to create off-road parking if required. To the rear is a private, low-maintenance courtyard garden, ideal for entertaining or enjoying the warmer months. A particular feature of the property is the roof terrace, providing a further outdoor seating area and a wonderful place to unwind.





Hall
4' 5" x 2' 10" (1.35m x 0.86m)

Lounge
15' 1" x 10' 3" (4.60m x 3.12m)

Family Room
15' 1" x 11' 7" (4.60m x 3.53m)

Open Plan Kitchen Diner
13' 5" x 9' 7" (4.09m x 2.92m)

Dining Room
9' 3" x 8' 9" (2.82m x 2.67m)

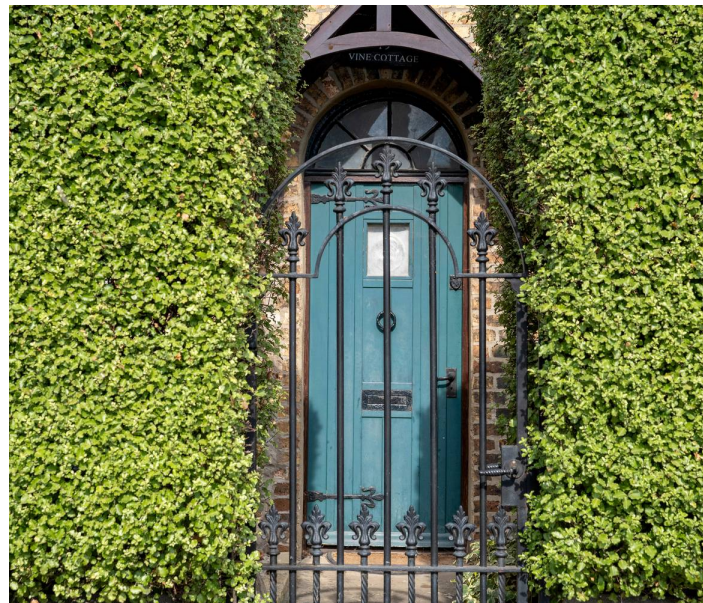
WC
5' 4" x 2' 11" (1.63m x 0.89m)

Bedroom One
15' 1" x 10' 3" (4.60m x 3.12m)

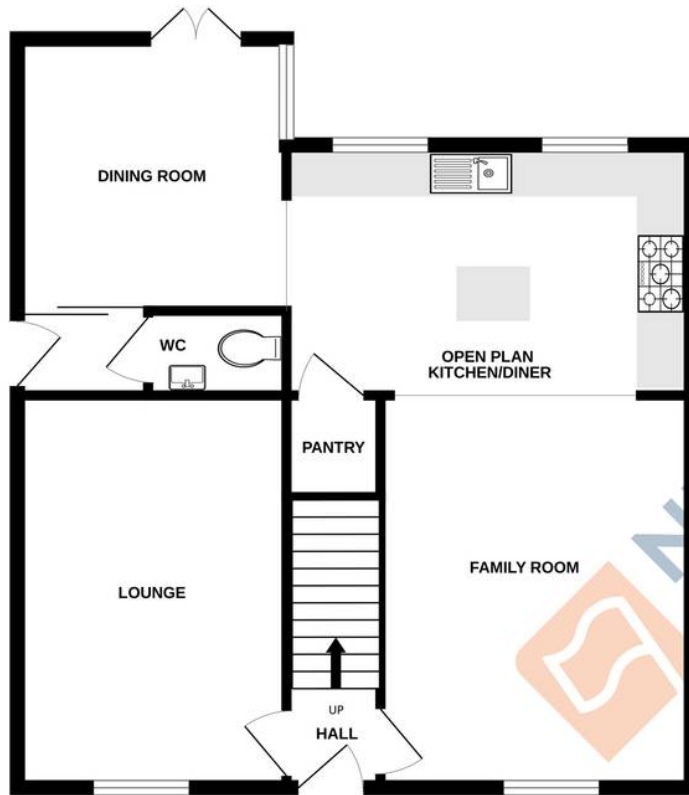
Bedroom Two
15' 1" x 11' 7" (4.60m x 3.53m)

Bedroom Three
9' 8" x 9' 1" (2.95m x 2.77m)

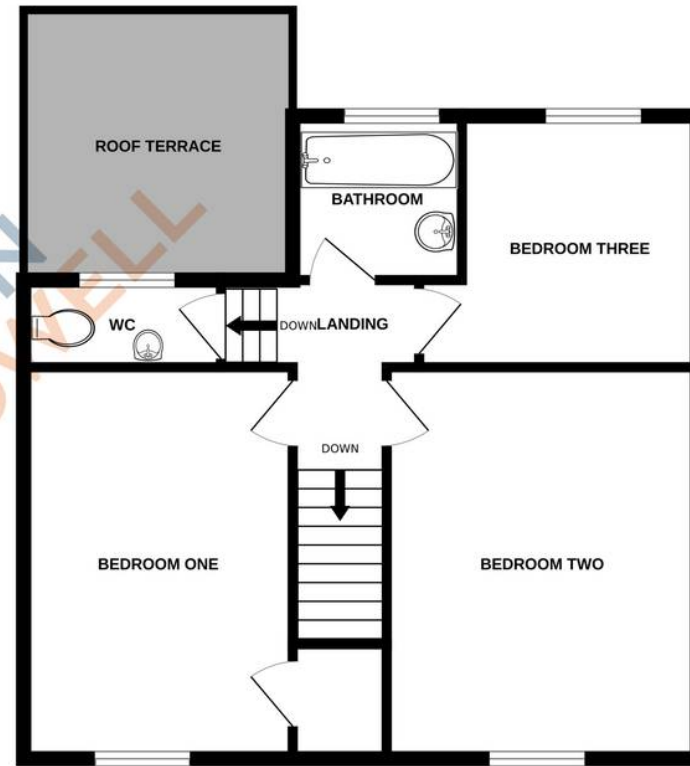
Bathroom
6' 2" x 5' 8" (1.88m x 1.73m)



GROUND FLOOR
731 sq.ft. (67.9 sq.m.) approx.



1ST FLOOR
583 sq.ft. (54.2 sq.m.) approx.



TOTAL FLOOR AREA : 1314 sq.ft. (122.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Newton Fallowell - Stamford

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