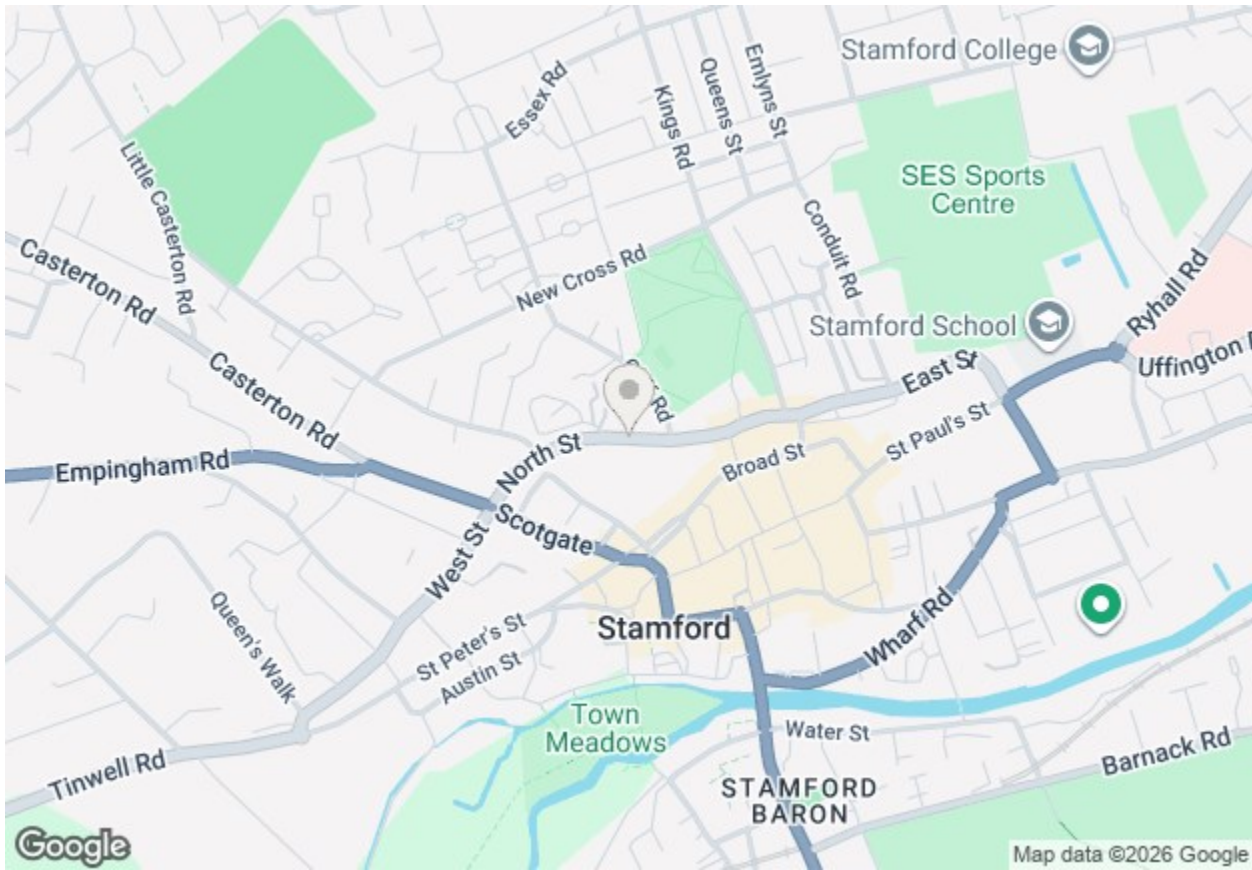




Spires View North Street, Stamford, PE9 2YN

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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Occupying a prominent position in the heart of Stamford's historic town centre, this exceptional Coach House combines period character with contemporary style, enjoying stunning southerly views across Stamford's skyline and its iconic church spires. Beautifully presented throughout, the property retains a wealth of original features, including exposed stone walls and vaulted ceilings, creating a home full of character and charm.

A welcoming entrance hall leads through to a beautifully fitted kitchen, thoughtfully designed with a central island and quality cabinetry, creating a superb space for both everyday living and entertaining. The accommodation flows effortlessly into a stunning garden room, where large sliding windows blur the boundary between inside and out, creating an outstanding entertaining space overlooking the terrace.

The spacious sitting room provides a further elegant reception area, while an outside utility and store room adds valuable practicality.

The property offers three well-proportioned bedrooms, including an impressive principal bedroom enjoying delightful views across the town. The generous guest bedroom benefits from a stylish en-suite shower room, while a beautifully appointed family bathroom serves the remaining accommodation.

Externally, the attractive garden terrace provides a wonderful place to relax and entertain, complemented by secure off-street parking for two vehicles accessed via electric gates.

Perfectly positioned within walking distance of Stamford's independent shops, cafés, restaurants, The Meadows and the railway station, this outstanding home offers a rare combination of character, modern luxury and breath taking views.

Viewing is highly recommended to fully appreciate the exceptional accommodation, unique features and unrivalled town centre setting on offer.

Asking Price £695,000 Freehold

- Stunning character coach house
 - Beautiful southerly views over Stamford and it's many spires
 - Gas fired central heating
 - Landscaped patio garden
 - Council Tax Band - F , EPC -
- Town centre location
 - Three bedrooms
 - Stunning garden room
 - Gatted parking
 - Viewing is highly recommended



ACCOMMODATION:

Entrance Hall

Downstairs W/C

Kitchen

3.56m x 5.26m (11'8 x 17'3)

Sitting Room

2.72m x 5.23m x 5.26m (8'11 x 17'2 x 17'3)

Garden Room

3.23m x 5.08m (10'7 x 16'8)

Utility

Landing

Principal Bedroom

5.26m x 3.61m (17'3 x 11'10)

Bedroom 2

3.33m x 4.42m (10'11 x 14'6)

En-suite

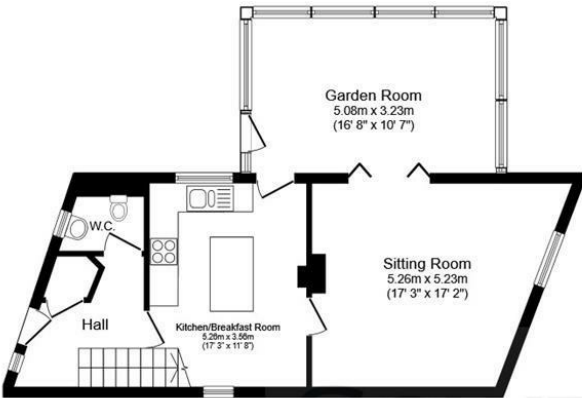
Bedroom 3

3.48m x 3.12m (11'5 x 10'3)

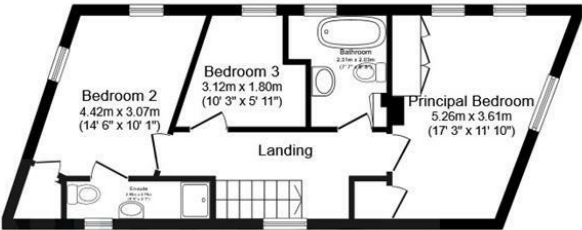
Bathroom

2.67m x 2.77m (8'9 x 9'1)

FLOOR PLAN:



Ground Floor



First Floor



Outbuilding

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io