



nest
ESTATES



Church Street, Ryhall

Stamford, PE9 4HW

Offers in Excess of £475,000

SUMMARY

- Three Bedroom Character Property Set In The Heart Of Ryhall Village
- Kitchen
- Living Room & Dining Room
- Downstairs Shower Room & Upstairs Family Bathroom
- Enclosed & Private Rear Garden & Patio Area
- Shed Storage
- Idyllic Village Location
- Close To Amenities











*** An exciting opportunity in charming Rutland/Stamford village ***

Nest are proud to bring to the market this fully renovated and newly fitted three bedroom cottage in the heart of Ryhall. Located in the quaint village square, it's just a stone's throw away from the fully stocked, traditional corner shop, post office, three local pubs, primary school and ample countryside walks. Outside, this immaculately presented 1800 house comprises a large living room, separate dining room, kitchen, two bathrooms, utility space, 'wine room' and three double bedrooms, with ample fitted storage throughout the upstairs and downstairs. The front door also opens into a practical porch room. The beautiful property offers multiple character features, including an impressive original stone Inglenook fireplace. There is a chimney breast that runs through the master bedroom and numerous nooks and crannies providing opportunities for unique decor and styling. The kitchen has been newly fitted to a high standard and comprises integrated fridge freezer, dish washer and wine fridge. It offers ample storage and a traditional Belfast sink.

The garden is of surprising size and has multiple areas for seating, including a new patio. There is also a spacious lawn surrounded by a well-established hedge that provides privacy. There is a spacious workshop for storage or potting and attractive views of the local church, also a stone's throw away. This is a beautiful and characterful cottage garden, complete with apple tree for keen jam and chutney makers. The shower room and bathroom have also been newly fitted, with the upstairs family bathroom including a Victorian-style radiator and roll top bath with shower. There is also fitted under sink storage. The house has been renovated to a high standard with a new boiler in 2024, which has been serviced yearly, new guttering, and preventative damp proofing throughout the walls and floor. The chimney is also capped and in full working order.

Viewing recommended - this is not one to miss!

Weasels End is located just a stone's throw away from the village shop and post office, two local public houses, library and the primary school. The nearby historic market town of Stamford is located 2 miles away, with many shops, garden centres, churches, public houses and hotels to be found, along with indoor swimming pool, leisure centre and good medical facilities. Other recreational amenities in the area include several golf courses, Burghley House and Rutland Water between Stamford and Oakham for fishing, sailing and other pursuits. Not only benefiting from excellent primary & secondary schools nearby, education in the town is exceptional, provided by the renowned Stamford Endowed Schools. Additional state and independent schooling can be found in nearby market towns such as Bourne, Market Deeping and Oakham. High speed trains from Peterborough (only 15 miles away) to London Kings Cross take approximately 46 minutes; ideal for the commuter. The A1 road is only 1 mile away.





CHURCH STREET

Tenure: Freehold

EPC Rating: D

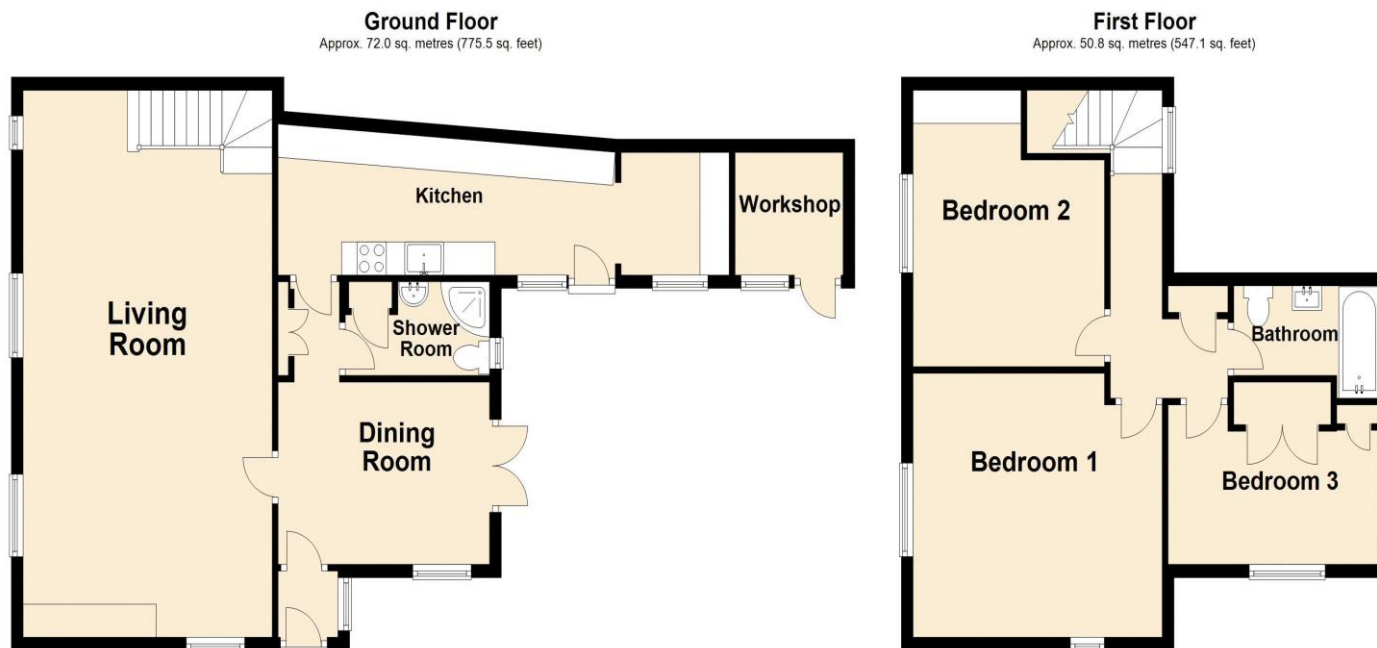
Council Tax Band: C

Local Authority: Rutland Council

Services: Gas Central Heating

DISCLAIMER

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Total area: approx. 122.9 sq. metres (1322.6 sq. feet)

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