

Greytrex House

STAMFORD

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Tinwell Road Lane
Stamford, PE9 2SB

An impressive and highly distinctive residence, Greytrex House combines the timeless appeal of neo-Georgian architecture with exceptional proportions, elegant reception spaces and the rare advantage of two self-contained annexes. Discreetly positioned along a quiet, unadopted lane close to the heart of Stamford, this substantial detached home extends to approximately 4,337 sq ft, with a further detached two-bedroom barn annexe, all set within a plot of around 0.45 of an acre.

Built in the 2000s, this home makes a striking first impression. Pale buff brickwork, sash-style windows and a handsome portico entrance framed by classical columns lends the exterior a confident architectural presence. Electrically operated gates, open to reveal this substantial family home whose scale and versatility are matched by an interior rich in space, light and flexibility.

With accommodation arranged over three floors, the main home offers six bedrooms and an impressive collection of reception and ancillary spaces. The addition of an adjoining one-bedroom annexe and a separate two-bedroom barn creates an exceptional range of possibilities, whether for multi-generational living, accommodating guests in comfort or providing independent space for older children.



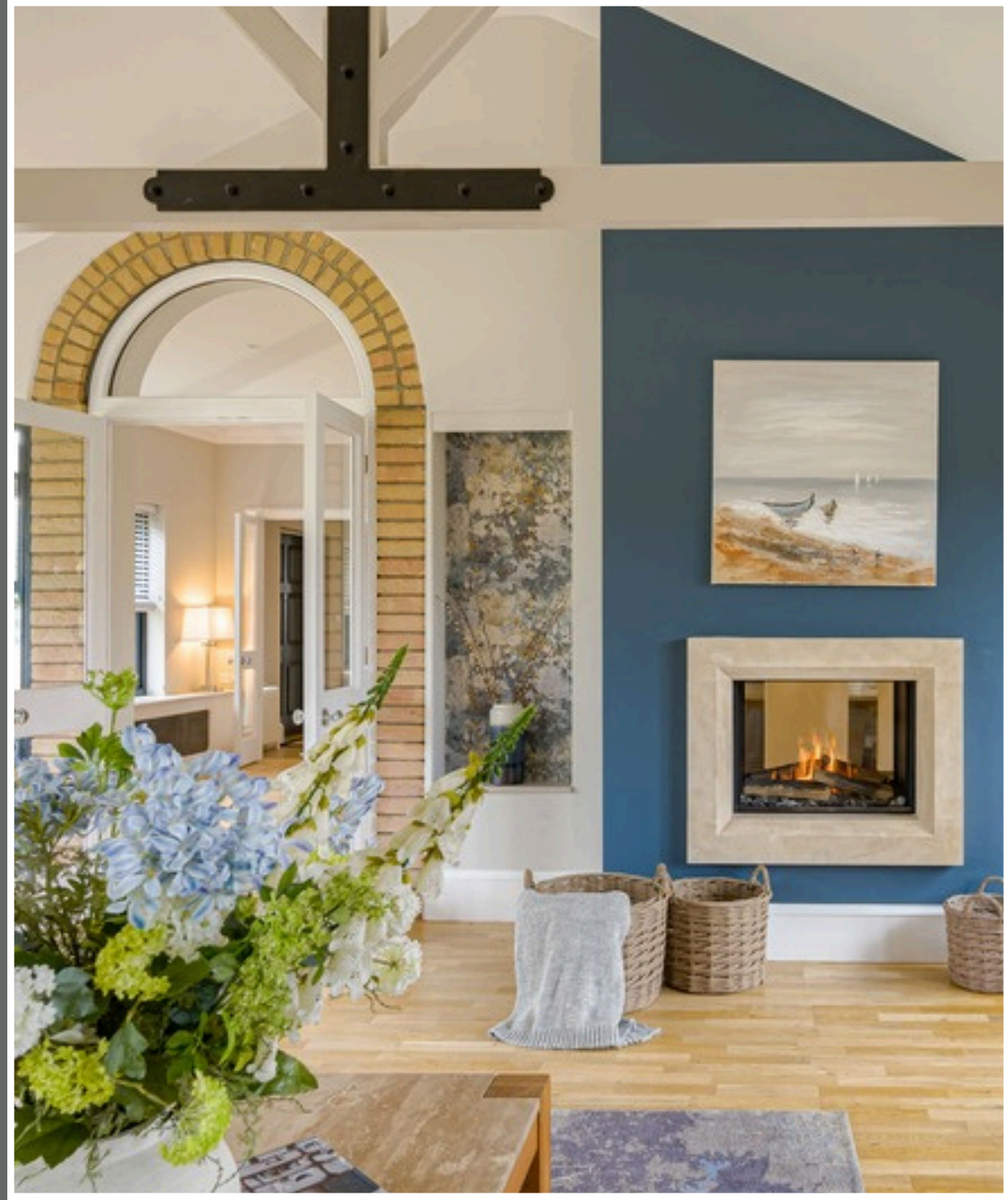


Step Inside

The entrance hall provides a truly elegant introduction, with a sweeping sense of height created by the grand staircase with crisp white spindles and deep anthracite handrail. Soft grey walls and restored original flooring establish a sophisticated, understated palette, while the proportions immediately convey the scale of the accommodation beyond.







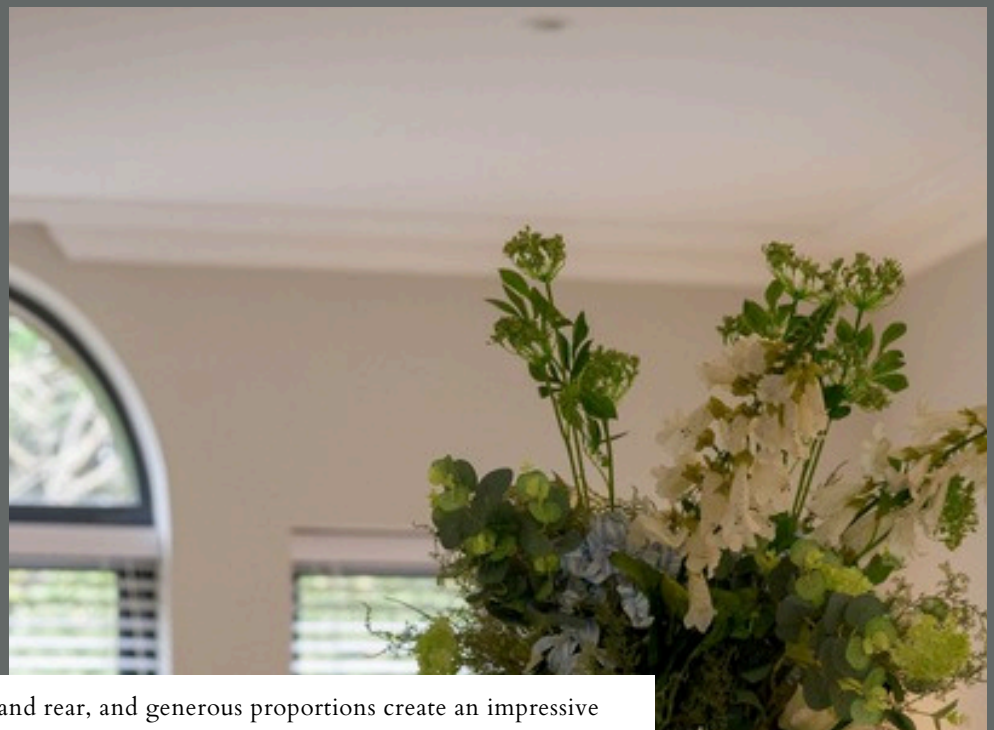


The sitting room is equally compelling with its vaulted, beamed ceiling creating a wonderful sense of volume and architectural character. French doors open towards the gardens at both the front and rear, while unusual bi-folding windows draw in natural light and enhance the connection with the outside space. Generous in scale yet inviting in atmosphere, this is a superb room for entertaining or simply enjoying the house at its most relaxed.









The dining room is a magnificent space in which to entertain. Elegant arched windows to the front and rear, and generous proportions create an impressive setting for formal dining. A substantial in built cabinet provides an attractive and practical feature, ideal for storing and displaying fine crockery, glassware and crystal. A handsome double-sided stone fireplace with gas fire connects the dining room to the adjoining sitting room, lending warmth and atmosphere while creating a natural sense of continuity between these distinguished reception spaces.





The kitchen breakfast room provides an inviting and well-appointed setting for everyday living, with contemporary wall and floor-standing cabinetry complemented by Siemens and AEG appliances. The kitchen flows effortlessly into a further seating area, creating a sociable arrangement perfectly suited to relaxed family life and informal entertaining. A generously proportioned utility room, offers excellent storage and direct access to the garden, adds further practicality, while a conveniently positioned cloakroom completes the accommodation.

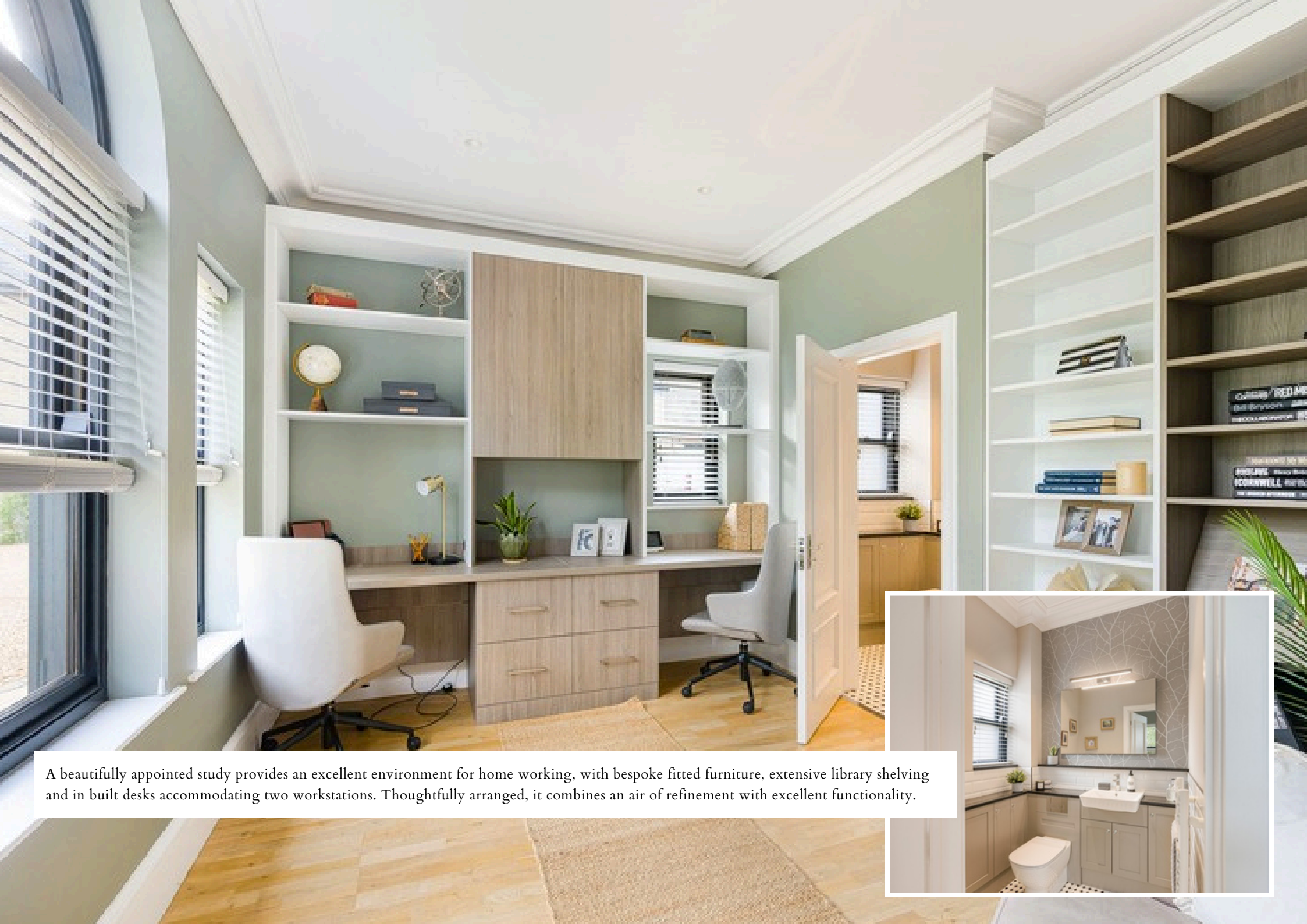












A beautifully appointed study provides an excellent environment for home working, with bespoke fitted furniture, extensive library shelving and in built desks accommodating two workstations. Thoughtfully arranged, it combines an air of refinement with excellent functionality.



And So To Bed

The elegant staircase sweeps gracefully to the first floor, a traditional carpet runner complete with polished chrome stair rods, leads to a spacious gallery landing from which four generous double bedrooms extend.





The principal suite is particularly impressive in scale, with windows on two sides overlooking the gardens and extensive storage. Its spacious en-suite bathroom features twin washbasins, a walk-in shower and a separate bath, creating a private retreat with a luxurious feel.









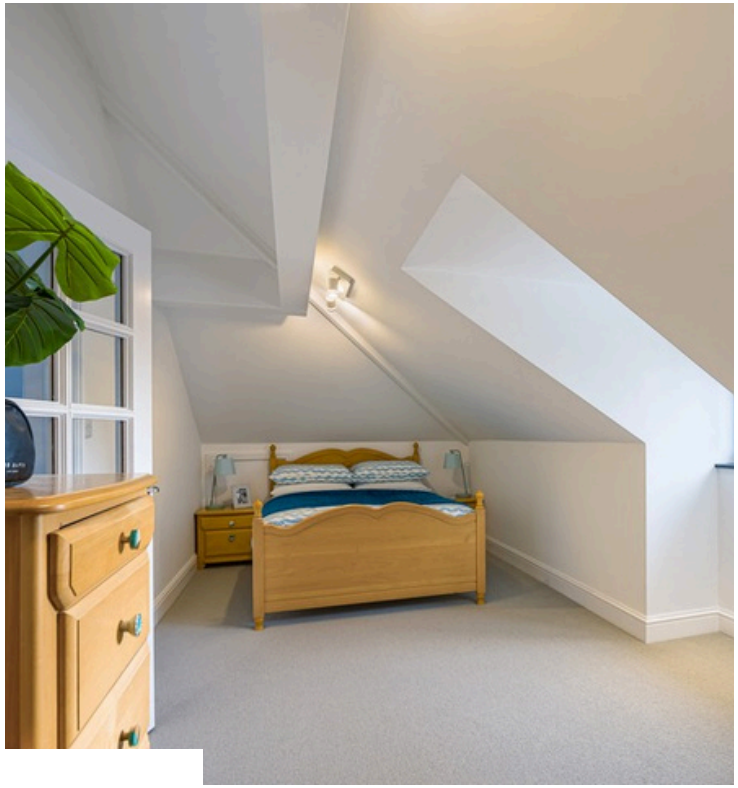


A second double bedroom benefits from its own en-suite shower room, while the remaining two bedrooms are served by the family bathroom, finished in a striking monochrome scheme with metro tiling and dark grey cabinetry.





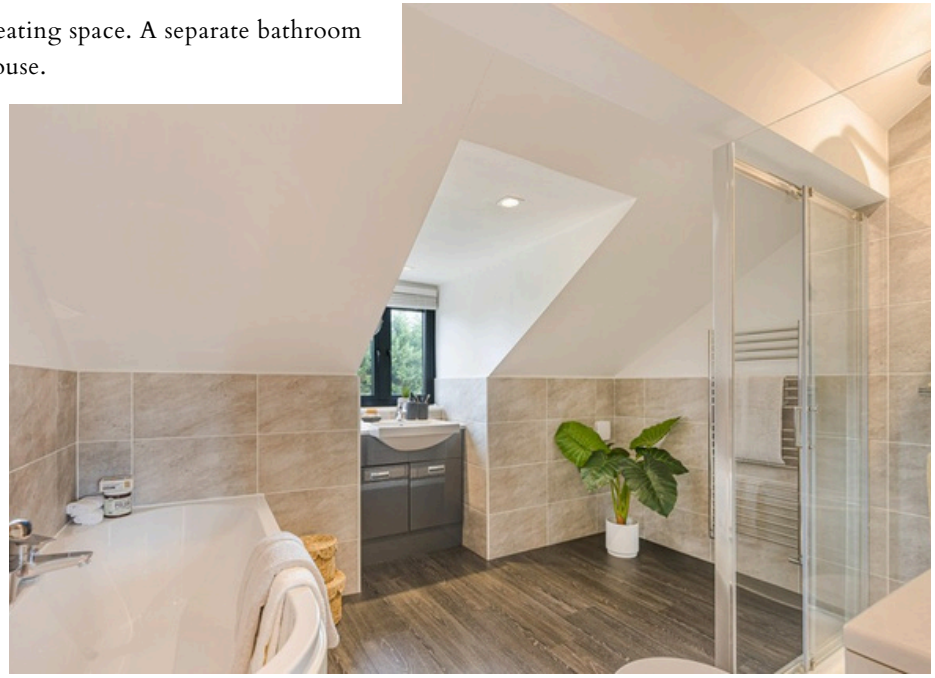




Second Floor

The upper floor provides two further double bedrooms, arranged around a bright and inviting landing with seating space. A separate bathroom with bath and shower serves this floor, completing the generous bedroom accommodation within the main house.







The Adjoining Annexe

Adding considerable value to the overall flexibility of the property, the adjoining annexe is independently accessible while remaining conveniently connected to the main residence. Arranged entirely on the ground floor, it comprises of a reception room / bedroom with French doors opening directly onto the garden, a kitchen diner and shower room.

This is a particularly useful addition, offering comfortable, self-contained accommodation for relatives, guests or those seeking a greater degree of independence.











The Detached Barn Annexe

Set apart from the main residence, the detached barn provides an additional two-bedroom living arrangement with its own distinct identity. The ground floor incorporates a generous open-plan sitting room together with a fully equipped kitchen dining room and shower room.

Two double bedrooms occupy the first floor and share a Jack-and-Jill shower room. The result is an exceptionally versatile addition, offering excellent scope for extended family living, visiting guests or adult children who would appreciate their own space.

Location

Stamford is an attractive and thriving market town and was the country's first designated Conservation Area in 1967 and appears annually in The Sunday Times "The best places to live in the UK". Famed for its Georgian street scene, Stamford supports an active community.

The traditional weekly market continues, whilst the town centre boasts a wide variety of restaurants, bars and boutique shops, as well as all the high street amenities and supermarkets.

Architectural landmarks including The George Hotel, Burghley House and its proximity to the leisure pursuits afforded by Rutland Water. Stamford also offers a high standard of both state and private education for all age groups. Stamford railway station is close by with excellent commuter links to London (connect at Peterborough to Kings Cross) and Cambridge.

Step Outside

The gardens provide an attractive and very private setting for the house, with a formal lawn enclosed by mature hedging and Silver Birch trees. To the rear, a courtyard-style garden wraps around the property, with a very generous terrace providing an excellent setting for outdoor dining and summer entertaining. A pergola creates a more sheltered seating area, offering a quieter spot to enjoy the garden.



Finer Details

Local Authority: South Kesteven District Council
Council Tax Band: G

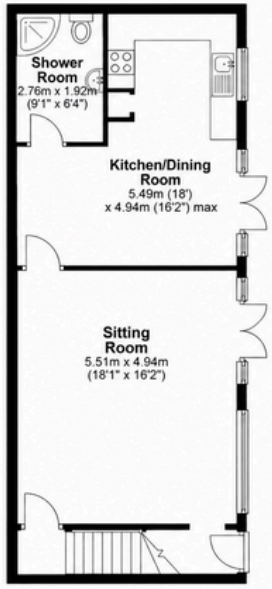
The Annexe: Council Tax Band: A

Tenure: Freehold
Possession: Vacant upon completion

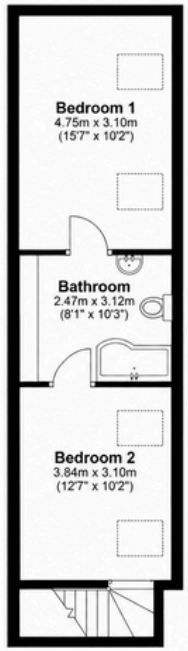
EPC Rating: 74 | C
EPC Rating Potential: 78 | C
Agents Note: Cgi Photos



Annexe - Ground Floor
61.1 sq metres / 657.9 sq ft



Annexe -First Floor
38.0 sq metres / 409.2 sq ft



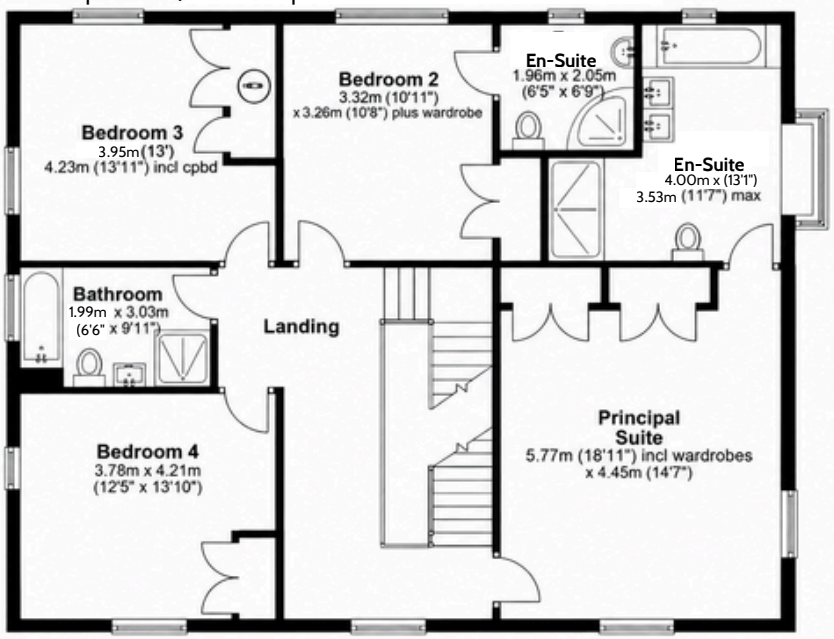
Services: Mains water, and electric are understood to be connected. The property benefits from a private drainage system served by a septic tank. The property has gas fired central heating. None of the services nor appliances have been checked by the agent.

Fixtures & Fittings: Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.

Plans: The site and floor plans forming part of these sale particulars are for identification purposes only. All relevant details should be legally checked as appropriate.

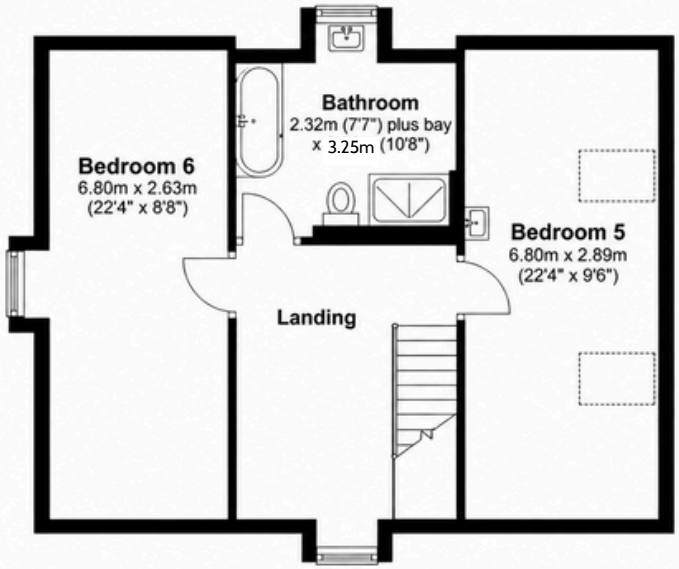
First Floor

119.8 sq metres / 1289.8 sq ft



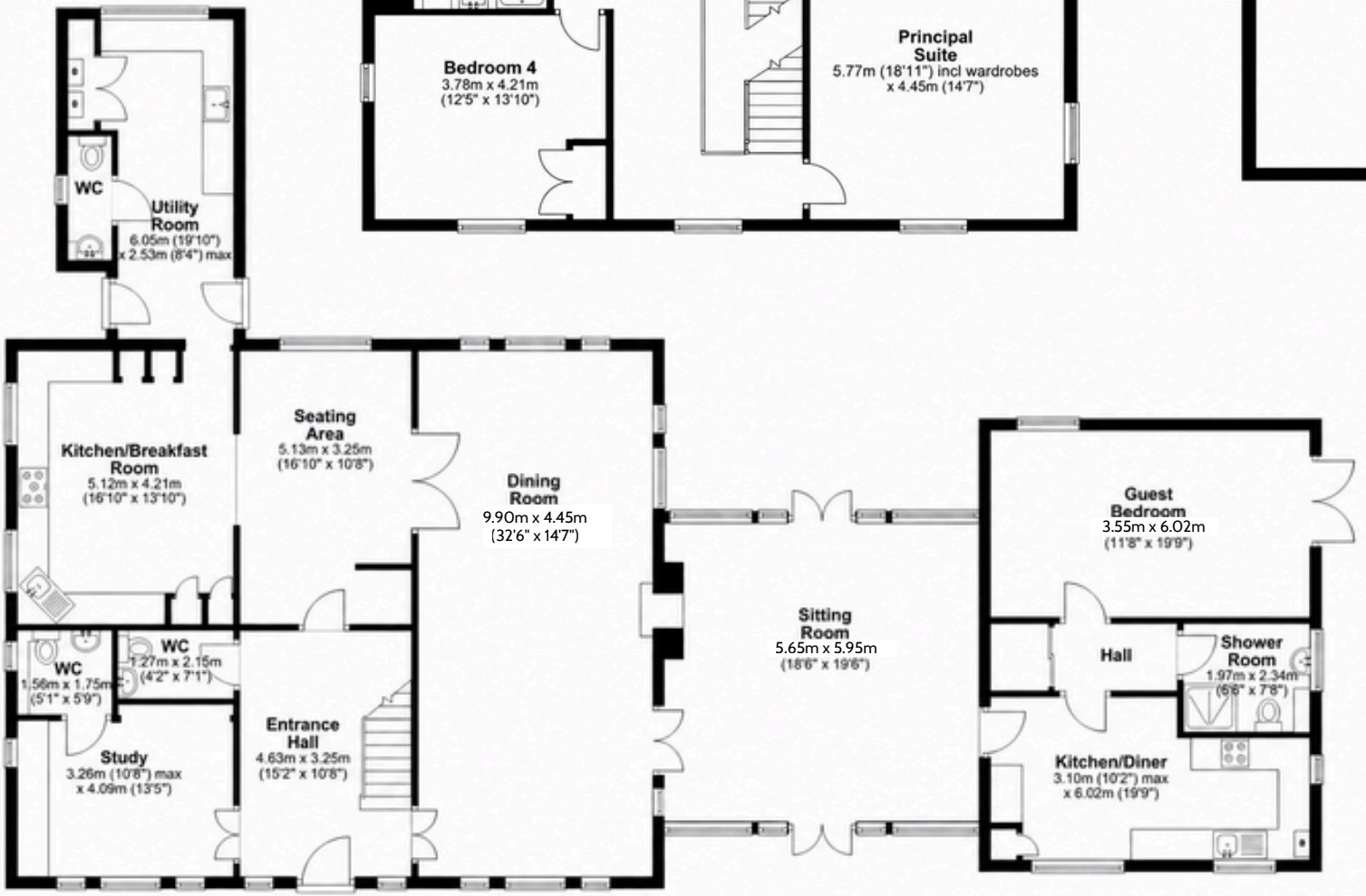
Second Floor

61.9 sq metres / 666.4 sq ft



Ground Floor

221.2 sq metres / 2381.2 sq ft



Approximate Gross Internal Area:
402.0 sq metres / 4337.4 sq ft
Annexe **: 99.1 sq metres / 1067.1 sq ft**
Total: 501.1 sq metres / 5404.5 sq ft

Digby & Finch

ESTATE AGENTS



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