



4 Tinwell Road, Stamford - PE9 2QQ

Offers Over £550,000

EASTAWAY

Hidden behind a private gate on prestigious Tinwell Road, this quirky four-bedroom Stamford home offers character, privacy, multiple reception rooms and a courtyard garden.



Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- The Stamford Home Nobody Expects Until They Step Inside
- Hidden Behind a Private Gate on Prestigious Tinwell Road
- Four Floors of Character, Charm and Unexpected Space
- Summer Garden Parties and Cosy Fireside Winter Evenings
- Moments from Stamford Town Centre Yet Wonderfully Private
- A Rare Opportunity to Own One of Stamford's Best-Kept Secrets





What the owner told us...

"What we've always loved is how private it feels. From the road, you'd never imagine what's hidden behind the gate. It opens up into a surprisingly spacious home with so many different areas to enjoy. It feels tucked away from the world, yet we're only a few minutes' walk from everything Stamford has to offer."

Our Thoughts...

Some homes make an impression before you've even stepped through the front door. Others keep their secrets a little longer. The Cottage on Tinwell Road is firmly in the second category.

Tucked discreetly behind a secure gate on one of Stamford's most sought-after addresses, this is the kind of property that constantly surprises you. From the road, it appears charming and characterful, but once inside you quickly realise there's much more to discover. Arranged across four cleverly designed floors, the house offers a layout that's unlike anything else we've seen recently, with distinct spaces that naturally adapt to different parts of everyday life.

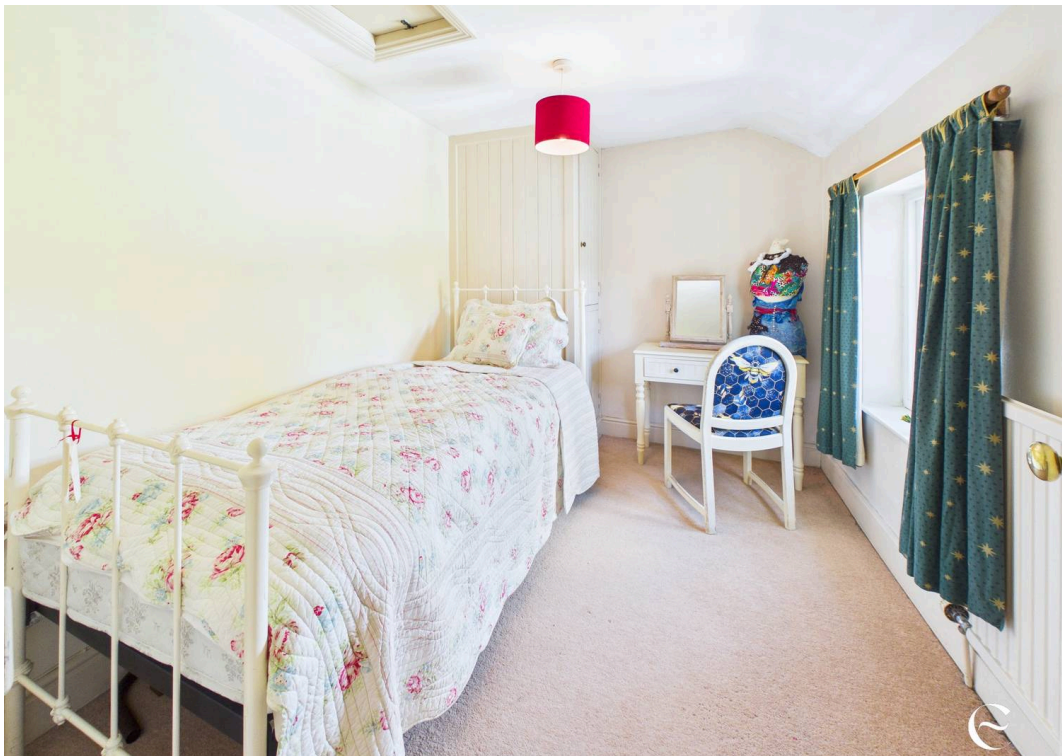
The lower ground floor living room is one of the real standout spaces. It completely changes with the seasons, feeling cool and calm through the summer months before the log-burning stove transforms it into a wonderfully cosy retreat in winter. Alongside it, the study provides a flexible space for working from home, hobbies or simply somewhere quiet to escape to.

The kitchen and dining room sit at the heart of the home. Full of character, with shutters, a window seat, log burner and feature fireplace, they create a space that feels welcoming all year round. Double doors open directly onto the courtyard garden, allowing everything to flow beautifully between inside and out, particularly during the warmer months when the space naturally lends itself to entertaining family and friends.

Upstairs, the flexible bedroom accommodation allows the house to evolve as life changes, whether that's family life, guests or home working. Outside, the courtyard garden feels private, enclosed and wonderfully manageable, while the location remains one of the property's greatest strengths. Just a short walk from Stamford town centre, yet tucked away behind its gated entrance, this is exactly the sort of home buyers remember long after they've finished viewing everything else.













Entrance Hall

6' 10" x 7' 1" (2.08m x 2.17m)

Dining Room

7' 11" x 13' 5" (2.42m x 4.08m)

Kitchen

9' 8" x 14' 3" (2.95m x 4.35m)

Utility Room

7' 9" x 7' 1" (2.35m x 2.15m)

Cloakroom WC

2' 10" x 6' 7" (0.87m x 2.00m)

Storage

6' 4" x 13' 1" (1.92m x 4.00m)

Lower Ground Floor Hallway

5' 9" x 9' 8" (1.74m x 2.94m)

Living Room

14' 9" x 13' 4" (4.49m x 4.06m)

Study

11' 8" x 8' 11" (3.56m x 2.72m)

First Floor Landing

7' 10" x 3' 5" (2.38m x 1.04m)

Principal Bedroom

9' 7" x 14' 6" (2.92m x 4.43m)

Bathroom

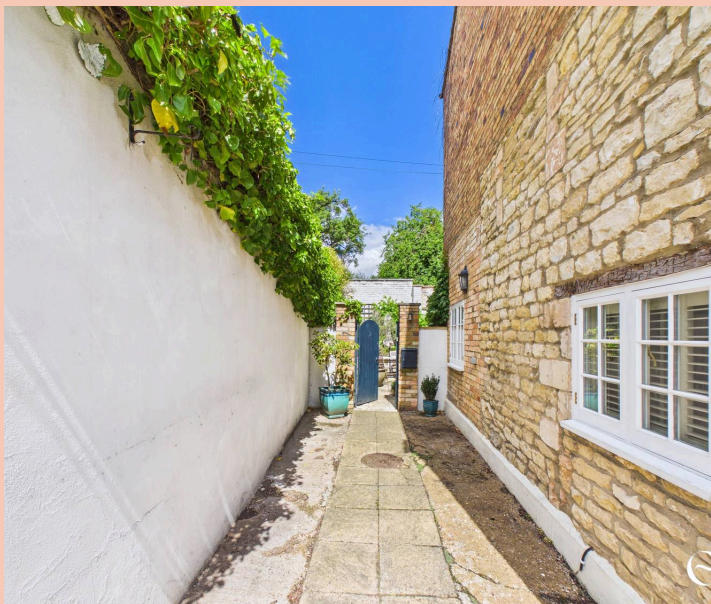
7' 10" x 10' 0" (2.40m x 3.06m)

Bedroom 2

11' 9" x 12' 8" (3.57m x 3.85m)

Bedroom 2 En-Suite

4' 2" x 5' 7" (1.26m x 1.71m)





Second Floor Landing

7' 10" x 3' 8" (2.40m x 1.12m)

Bedroom 3

15' 0" x 7' 2" (4.58m x 2.19m)

Bedroom 4

7' 11" x 10' 0" (2.41m x 3.05m)

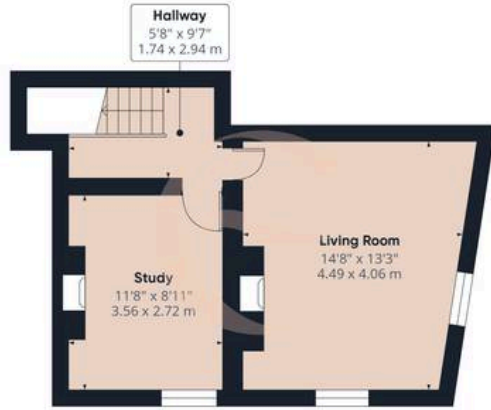
Garden

Enclosed courtyard garden to the rear of the property. The size of the garden is unknown.

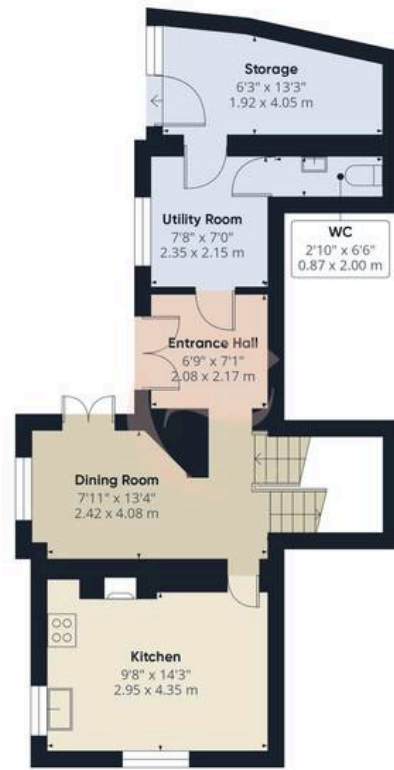
DRIVEWAY

1 Parking Space

Driveway to the side of the property that could accommodate a small vehicle. On-street parking is available along Tinwell Road.



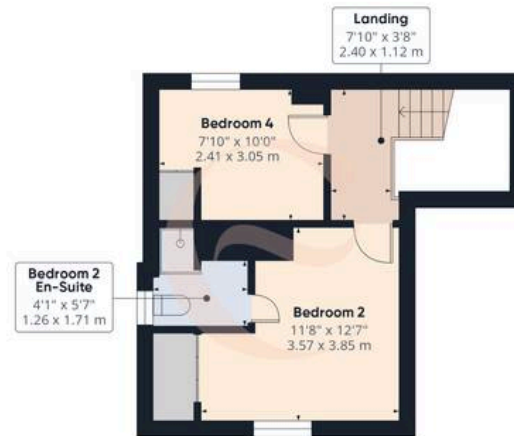
Ground Floor



First Floor



Second Floor



Third Floor



Approximate total area⁽¹⁾

1429 ft²

132.8 m²

(1) Excluding balconies and terraces

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

GIRAFFE 360

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		81
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		69
(39-54) E	54	
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

England, Scotland & Wales

EU Directive
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