



4 RUTLAND TERRACE



STAMFORD



Set along the distinguished, Grade II listed Rutland Terrace, on the edge of Stamford's historic centre, No. 4 forms part of an elegant Regency composition, its presence balanced within the terrace yet quietly individual.

Its stuccoed façade is classically ordered, the wrought iron balconies lending rhythm to the elevation. Behind

clipped yew hedging, a paved path leads to a graceful arched entrance. The arrangement of sash windows follows the traditional hierarchy of the period, with taller glazing to the principal floors and a pair of smaller sash windows set neatly within the upper storey. From here, the outlook opens across Stamford Meadows towards the River Welland, with Wothorpe beyond, offering an unexpected sense of space so close to the town centre.

A COMPOSED ARRIVAL

Inside, the proportions are immediately apparent, setting the tone for the spaces that follow. The entrance hall rises with impressive ceiling height, a sequence of decorative archways gently guiding movement through the space.

The staircase curves upwards with quiet confidence, its volute handrail forming a natural starting point as it sweeps to the half-landing, where an arched window draws in soft light. It is a moment that feels almost composed, before the ascent continues. Details have been carefully considered throughout, from the joinery to the brass door furniture, giving a sense of continuity rather than contrast.

RESPLENDENT RECEPTIONS

To the front, the dining room feels composed and inviting. Cabinetry sits neatly within the chimney breast alcoves, while an arched sash window, complete with shutters, looks out over the parterre garden, its box planting lending structure and seasonality. Enclosed by hedging, it is a view that changes gently throughout the year.

The kitchen settles comfortably into the rhythm of the home. Shaker-style cabinetry provides generous storage, while the Aga forms a natural focal point, bringing warmth in both the literal and familiar sense. The layout is well considered, balancing practicality with a quiet sense of order that sits easily within the period setting.

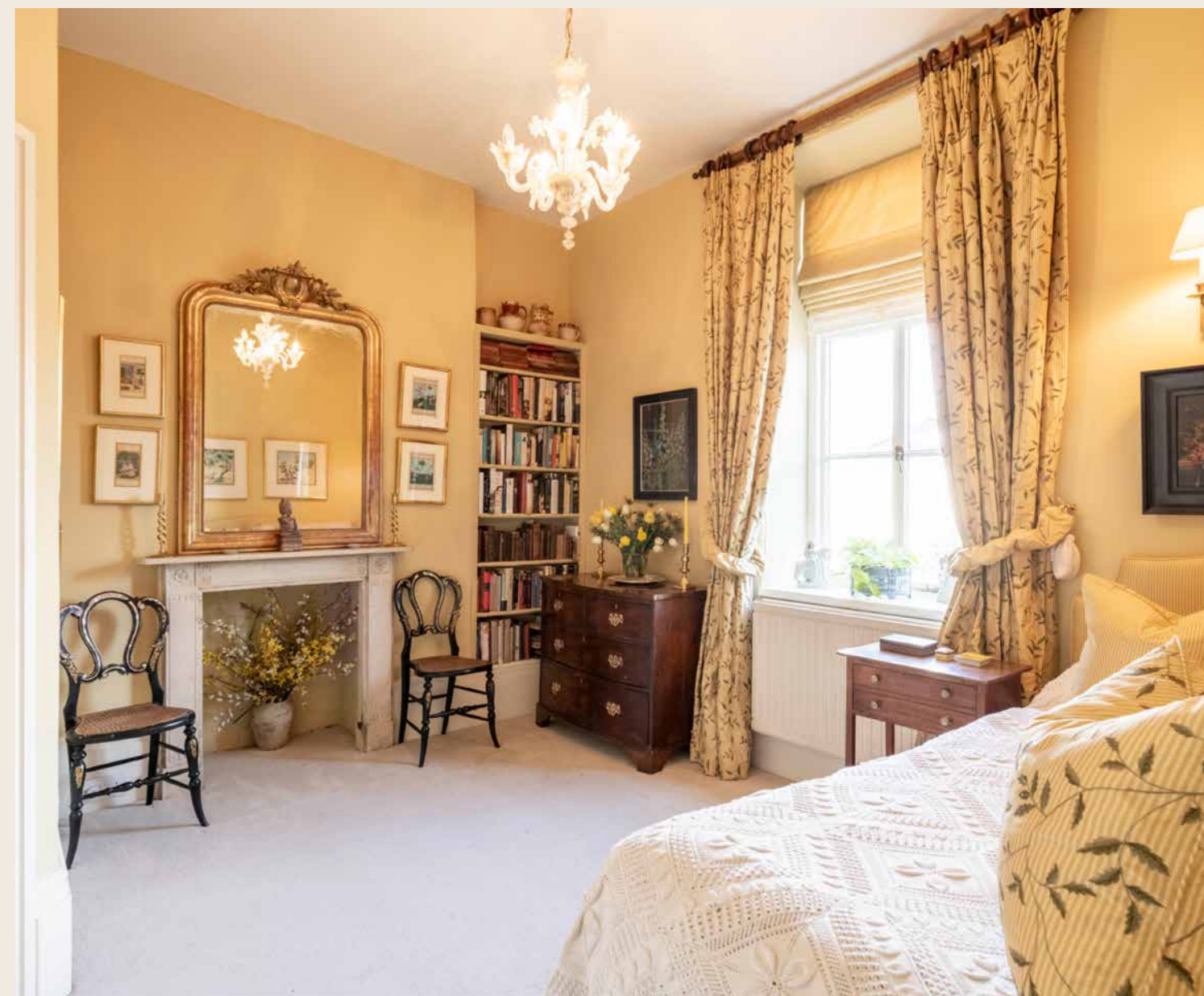
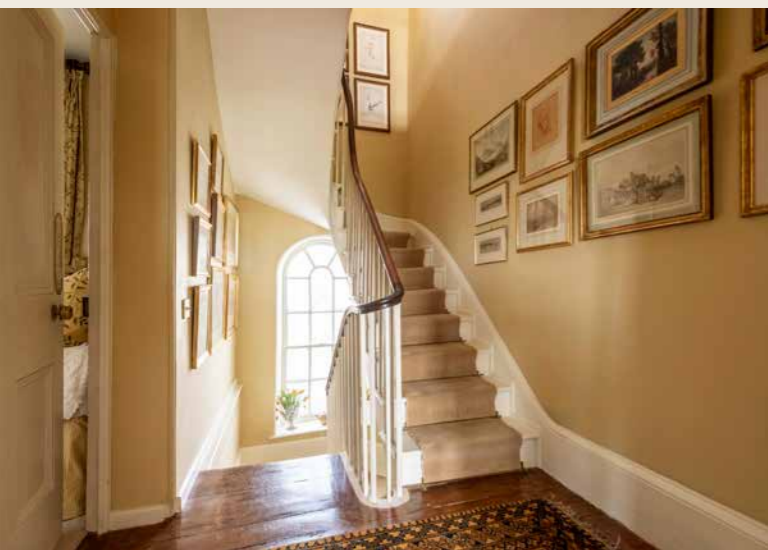


Opening from the kitchen, the breakfast room is naturally bright, with roof glazing above and French doors that draw the garden into daily life. It is an easy, informal space, well suited to slower mornings or gatherings that drift between inside and out. Shelving set within the alcoves offers room for books, objects and collected pieces.

A discreet study provides a quiet place to work, while a well-appointed laundry with cloakroom is positioned conveniently to serve the ground floor.



Also on this floor, a double bedroom offers a calm and comfortable setting, with built-in storage and a well-finished en suite shower room, quietly positioned away from the principal living spaces.



ELEVATED LIVING

On the first floor, the drawing room captures the elegance of the Regency proportions. Fine cornicing traces the ceiling, complemented by high skirtings and an ornamental fireplace that anchors the space. Original floorboards run underfoot, adding further depth and authenticity.

A pair of full-height French doors open onto matching wrought iron balconies, reinforcing the symmetry of the façade. With its south-facing aspect, the room is particularly inviting into the evening, as the light shifts across the terrace and the Meadows beyond.





REST AND RETREAT

The second floor continues the home's sense of light and proportion.

To the front, the principal bedroom takes full advantage of its elevated position, with sash windows framing far-reaching views across the Meadows towards the river. Built-in storage and an integrated dressing table sit naturally within the room, while secondary glazing ensures a peaceful atmosphere.

Adjacent, the bathroom is generously sized and arranged with doors to either side, allowing both bedrooms to enjoy en suite access. Centred around a substantial bath, it is a space that invites a slower pace at the end of the day.

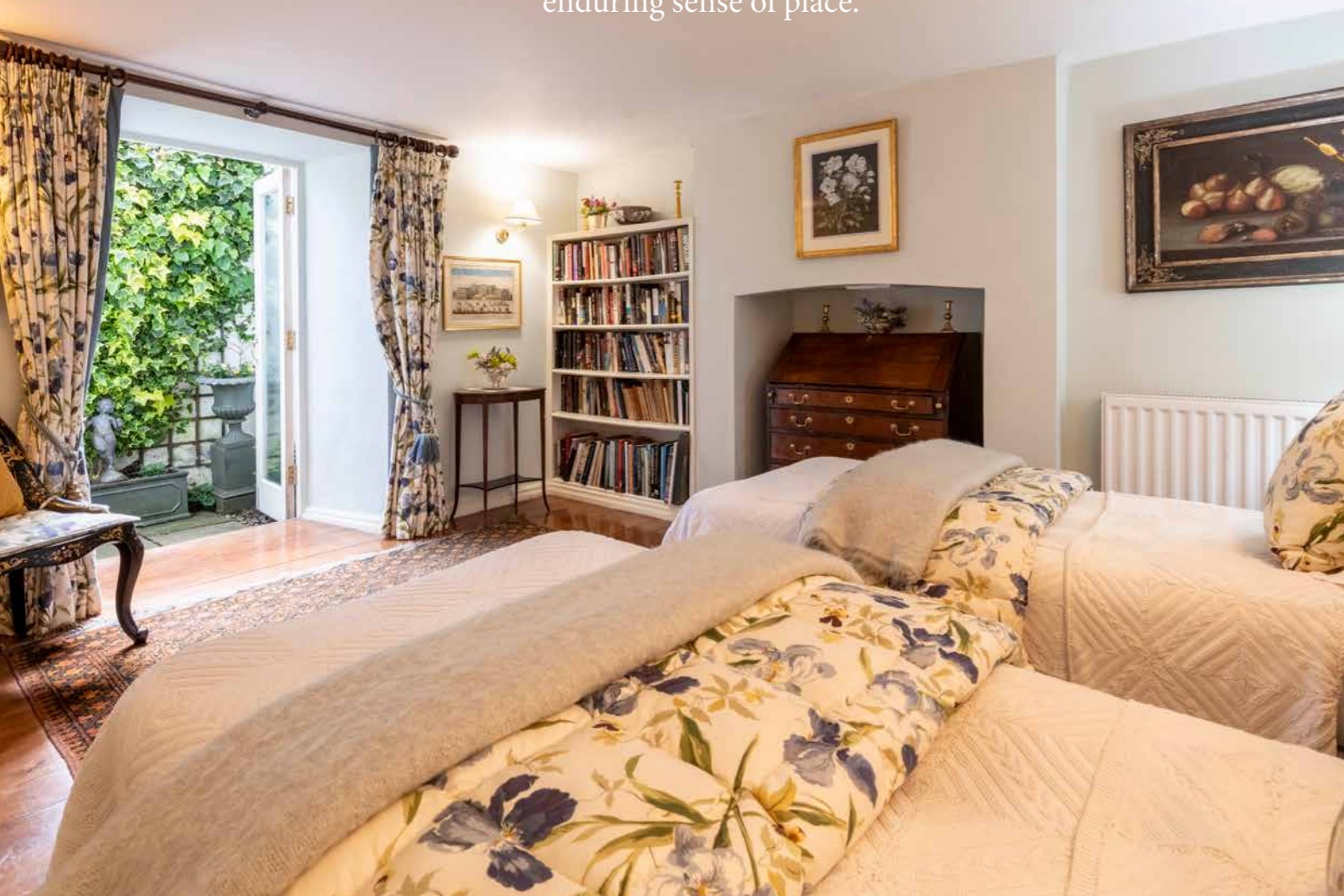
To the rear, a further bedroom offers flexibility for guests or family, with its own quiet aspect.



Accessed via stone steps and with French doors opening out and drawing down light from above, a fourth spacious bedroom is found on the lower level, served by a shower room adjacent.



Rich in architectural integrity yet shaped for modern living, 4 Rutland Terrace balances proportion, detail and adaptability with ease. It is a home that reveals itself gradually, its architectural clarity and thoughtful adaptations offering elegance and a quietly enduring sense of place.



GARDEN AND STUDIO

Outside, the courtyard garden offers a leafy retreat, an intimate and quietly enclosed space that evolves through the seasons. Dappled shade from established planting softens the space, with blossom in spring giving way to deeper colour in the summer months. There is space to dine or sit, making it a natural extension of the home in warmer weather.





At the far end of the garden, the studio introduces something altogether more unexpected. Currently arranged as a library, it unfolds across two levels, with built-in shelving lining the lower floor and a gallery mezzanine above. Light filters in from both the front windows and roof glazing, creating an atmosphere particularly suited to reading, study or quieter, more reflective work.

GARAGE AND ACCESS

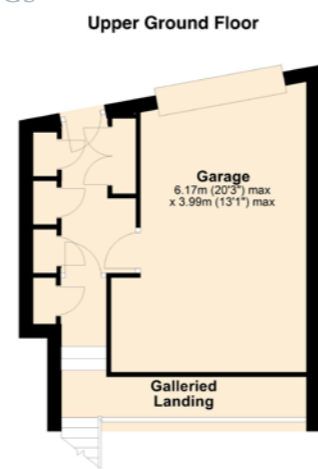
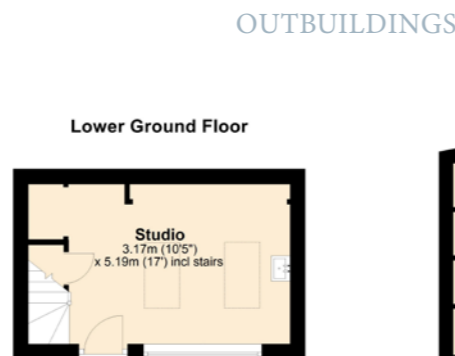
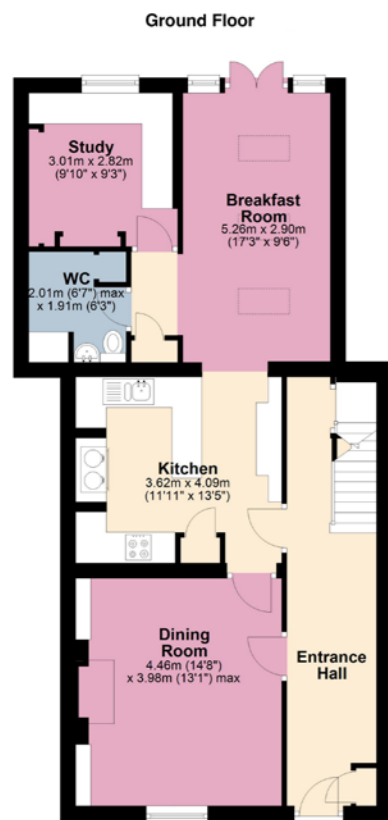
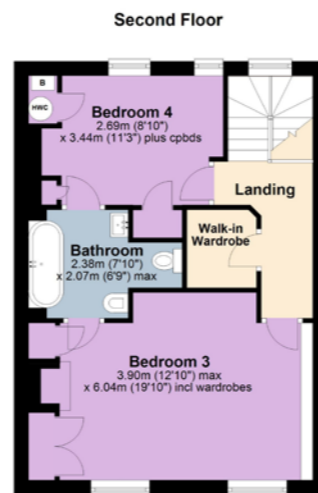
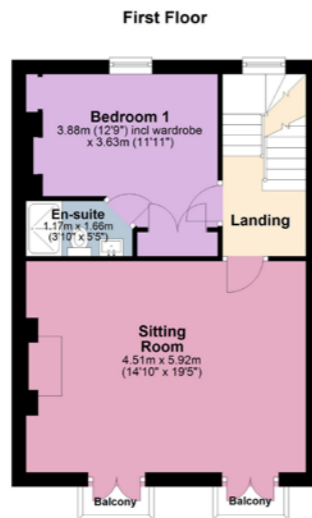
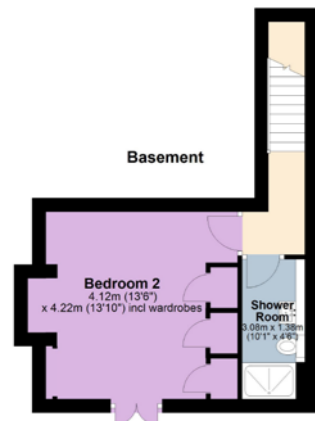
From the studio, stairs lead up to an integral garage, a rare inclusion in this central setting, with direct access onto West Street.



THE FINER DETAILS

Freehold
 Terraced townhouse
 Dates to 1830s
 Grade II listed
 Conservation area
 Plot approx. 0.06 acre
 Gas central heating
 Mains electricity, water and sewage
 South Kesteven District Council, tax band G

Basement: approx. 26.8 sq. metres (288.7 sq. feet)
 Ground Floor: approx. 82.2 sq. metres (884.8 sq. feet)
 First Floor: approx. 49.8 sq. metres (535.8 sq. feet)
 Second Floor: approx. 50 sq. metres (538.6 sq. feet)
 Total Home: approx. 208.8 sq. metres (2,247.9 sq. feet)
 Outbuilding Lower Ground Floor: approx. 16.5 sq. metres (177.1 sq. feet)
 Outbuilding Upper Ground Floor & Garage: approx. 36.9 sq. metres (397.7 sq. feet)
 Total Outbuildings: approx. 53.4 sq. metres (574.8 sq. feet)



Not in actual position



ON YOUR DOORSTEP

Centrally situated, within five minutes' walk of Rutland Terrace, discover the historic market town of Stamford, cited by the Sunday Times newspaper as one of Britain's best places to live, and home to the renowned Stamford School.

Take a turn about the Elizabethan cobbles, stroll along the river and peruse independent boutiques, cafes and restaurants. Within 20 minutes' walk, pay a visit to Burghley House and admire the exquisitely maintained gardens and treasure-filled state rooms. Aside from its quaint cobbled streets and impressive architecture, Stamford is famed for its weekly market and fortnightly farmers' market, held on Fridays.

Commuting is straightforward, with Stamford's easy rail links to Peterborough and onward to London's King's Cross, making daily commuting a real possibility.

LOCAL DISTANCES

- Stamford Railway Station 0.5 miles (12 minute walk)
- Oakham 11 miles (17 minutes)
- Uppingham 12 miles (20 minutes)
- Peterborough 15 miles (21 minutes)
- Oundle 15 miles (25 minutes)
- Grantham 23 miles (29 minutes)



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4 Rutland Terrace, Stamford, Lincolnshire PE9 2QD



01780 437 360 | team@pelhamjames.co.uk | pelhamjames.co.uk

