



Ragstone House
Stamford Road | Pilsgate | Stamford | PE9



KEY FEATURES

- *An Exceptional Period Home Beautifully Presented Throughout*
- *Positioned Within a Charming Hamlet Approximately 2.7 Miles From Stamford*
- *Timeless Stone Architecture Complemented by Contemporary Finishes*
- *Spacious Entrance Hall/Boot Room Accompanied by Utility Room and WC*
- *Open Plan Kitchen Dining Room Featuring a Wall of Bi-Fold Doors*
- *Stylish Reception Room With Log Burner and a Versatile Home Office/Snug*
- *Five Generous Double Bedrooms, Two En Suites and a Family Bathroom*
- *Triple Garage With Impressive First Floor Studio and Shower Room*
- *Private Rear Garden, Outdoor Swimming Pool and Sun Terrace*
- *Total Internal Floor Area Extending to Approximately 3,258 Sq.Ft.*



There is something immediately compelling about Ragstone House. Approached through the quiet hamlet of Pilsgate, just outside Stamford, it combines the mellow character of a traditional limestone home with the scale, finish and versatility more often associated with a contemporary country house. Behind its handsome stone elevations lies a property that has been comprehensively transformed by the current owners, creating a home that is both deeply practical and undeniably luxurious.

Originally formed from four workers' cottages owned by the Burghley Estate, the oldest parts of the house are believed to date back to the mid-1800s. In the 1960s, the cottages were combined into a single dwelling by an architect who wrote for *Ideal Home* magazine, with the property subsequently featured in the publication following its conversion. Today, that rich architectural evolution remains evident throughout the house, where exposed stone walls, substantial timber beams and traditional proportions sit comfortably alongside crisp contemporary finishes and thoughtfully designed open-plan spaces.

For the current owners, Ragstone House stood apart immediately. Its size and proportions, proximity to Stamford and excellent independent schooling, and the opportunity to undertake a full renovation all proved irresistible. They were drawn not simply to the property itself, but to the chance to create a long-term family home tailored entirely to their own tastes and way of life.





What followed was an extensive programme of improvement and modernisation that has fundamentally elevated the house while remaining sympathetic to its origins. Conservation approved casement windows were installed in 2019, and in 2021 and 2022 the owners temporarily vacated the property while a comprehensive back-to-brick refurbishment was undertaken. The works included complete rewiring and replumbing, upgraded insulation, replacement joists where required and the installation of a new three-phase electricity supply. At the same time, a substantial triple garage with office and shower room above was constructed, significantly enhancing the flexibility of the property.

The result is a house that feels exceptionally cohesive. The interiors have been finished to an incredibly high standard. In the communal spaces, a calm, neutral palette has been used, creating a light and airy atmosphere throughout while allowing the building's original features to take centre stage. In other areas, stronger colours really highlight the various features of the property. Natural timber has been carefully exposed wherever possible, lending warmth and texture to the spaces. Downstairs, elegant flagstone flooring from Stamford Stone runs through much of the ground floor, complemented by oak flooring in the reception room and snug, all benefiting from underfloor heating. Upstairs, the landing features oak parquet flooring, while the bedrooms are finished in soft neutral carpets that contribute to the sense of comfort and understated luxury.









At the heart of the home is the impressive open-plan kitchen and dining space. Beautifully designed for both day-to-day family life and larger-scale entertaining, it balances practicality with striking aesthetics. Dark cabinetry, warm timber surfaces and stone flooring create a sophisticated yet welcoming feel, while the substantial central copper island naturally draws people together. The adjoining dining area is flooded with light from dramatic glazing overlooking the garden, creating a seamless connection between inside and out.

It is easy to understand why the owners spend much of their time here. They describe the kitchen as the social centre of the house, somewhere friends and family naturally gather, whether for relaxed evenings or larger celebrations. The sense of flow between the kitchen, dining area and garden makes the house particularly well suited to entertaining.



Equally inviting is the reception room, where exposed stonework, deeply textured timber beams and a substantial fireplace create a wonderfully atmospheric space. The owners particularly enjoy relaxing here beside the log burner during the colder months, and despite the scale of the property, there is a genuine sense of warmth and comfort throughout. Additional flexible rooms provide options for a snug, study, playroom or home working space, allowing the house to adapt easily to changing family needs.

Upstairs, five well-proportioned bedrooms provide generous and versatile accommodation. The principal suite is especially impressive, while the bathrooms throughout the house have been finished to an exceptional standard, combining high-quality fittings with elegant, timeless styling. Every element feels carefully considered, continuing the restrained and cohesive design language seen across the property.













Externally, Ragstone House is equally impressive. A large paved forecourt provides extensive parking and leads to the triple garage block, above which sits a substantial open-plan room complete with shower facilities. Whether used as a gym, studio, office, showroom or additional workspace, it offers significant flexibility for modern living.

The gardens have been designed to provide both privacy and enjoyment. Mature trees and established planting create a wonderfully secluded setting, while the swimming pool and hot tub (available by separate negotiation) transform the property during the summer months. The owners describe the atmosphere as being akin to a holiday at home, particularly on warm sunny days when friends and family gather around the pool and terrace for parties and long evenings outdoors.

What makes Ragstone House particularly special is its versatility. Despite its generous proportions, it remains an extremely comfortable and liveable family home, with a variety of spaces that allow both togetherness and privacy. Whether hosting large social occasions, relaxing quietly by the fire or enjoying the garden in summer, the house adapts effortlessly to every season and occasion.

The location has also played a significant role in the owners' enjoyment of the property. Pilsgate offers an appealing balance between peaceful rural living and excellent accessibility. Stamford is only a short distance

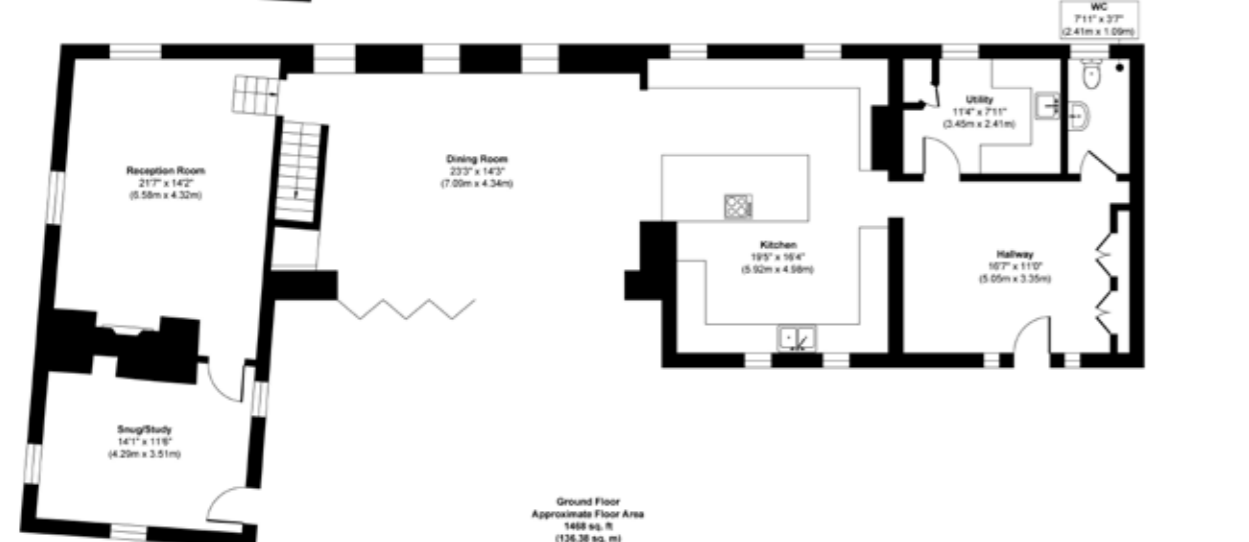
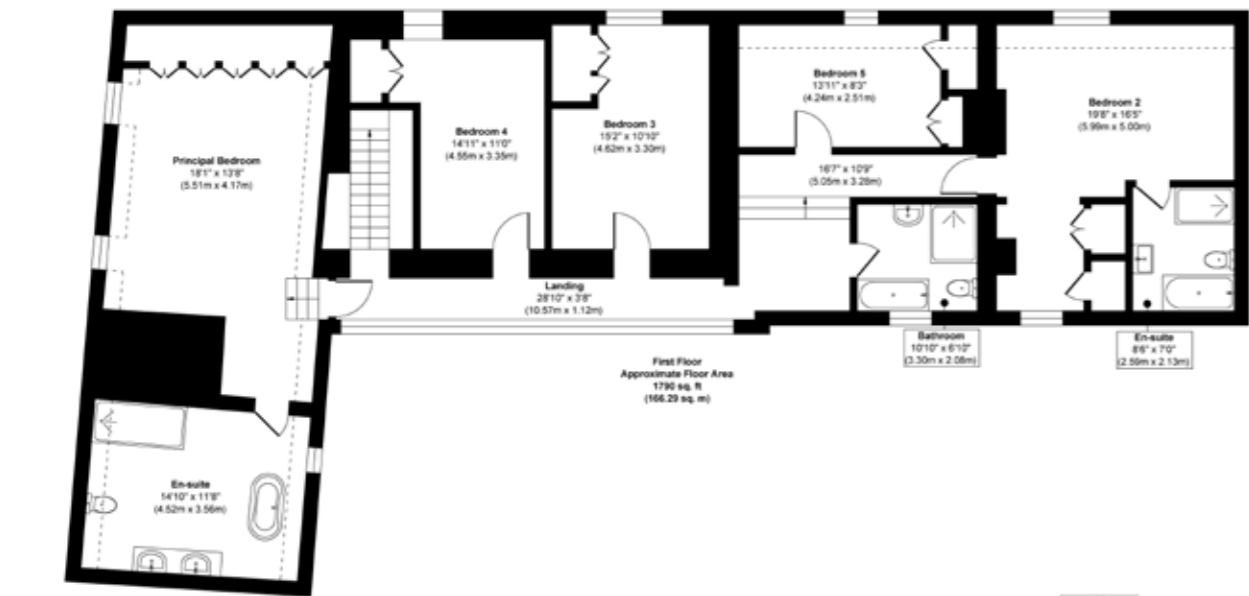
away, making evenings out and day-to-day amenities easily accessible, while the surrounding countryside provides wonderful walking opportunities.

The owners particularly valued the proximity to schools. Their daughter was able to cycle safely into Stamford using the footpath network, giving her a sense of independence, while school transport for Oakham School conveniently stops just outside the house. The nearby Millstone Inn in Barnack is within walking distance and has become a favourite local destination, while sporting facilities including tennis clubs at Barnack and Ketton add further appeal to the area.

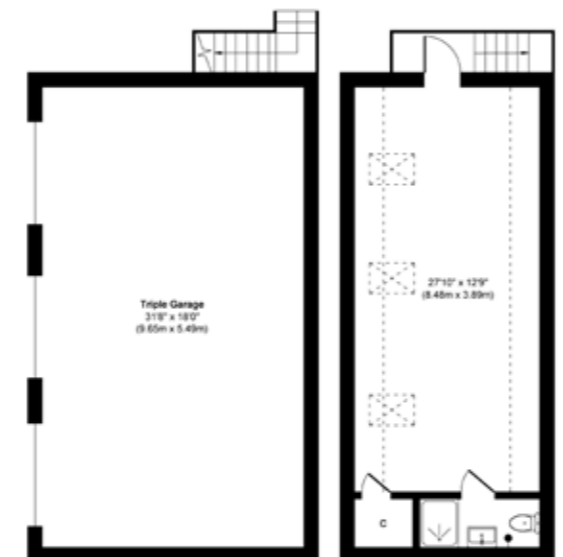
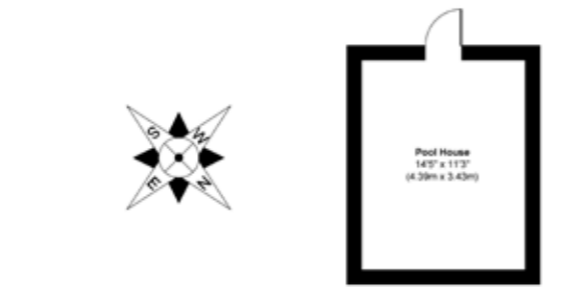
After eight years at Ragstone House, the owners speak about the property with enormous affection. They describe having poured their hearts into the house, creating a home that reflects both their personalities and tastes. It is clear that every improvement has been made with care, consideration and a genuine appreciation for the building itself.

Ragstone House is therefore far more than simply a beautifully renovated period property. It is a home where historic character and modern living have been brought together with exceptional success, creating a sophisticated yet welcoming country residence in one of the area's most desirable settings.





Approx. Gross Internal Floor Area
Main House = 3258 sq. ft / 302.67sq. m
Garage = 973 sq. ft / 90.38 sq. m
Outbuilding = 162 sq. ft / 15.05 sq. m
 Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property



LOCAL AUTHORITY: Peterborough City Council

SERVICES: Mains Water and Drainage, Mains Electricity and Gas Central Heating with Underfloor Heating throughout the ground floor.

TENURE: Freehold

COUNCIL TAX BAND: G

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	79 C
39-54	E		
21-38	F		
1-20	G		

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