



Park House
STAMFORD

Park House

London Road, Stamford, PE9 3JS

Occupying one of Stamford's most coveted positions, Park House is a home of extraordinary presence and distinction. Set within beautifully landscaped grounds of approaching 1.4 acres, directly opposite the beautiful parkland of Burghley, close to Burghley golf club, and just a short stroll from Stamford's historic centre, it combines the best of town and country living in a way few homes can achieve.

Extensively remodelled, enlarged and refined by the current owners, the house has evolved into an elegant contemporary residence where grand proportions, thoughtful design and exceptional craftsmanship come together effortlessly. The result is a home that is both impressive and inviting; equally suited to large-scale entertaining and relaxed family life.

The gardens, designed by acclaimed garden designer Adam Frost, provide a spectacular setting, creating a sense of tranquillity and seclusion whilst remaining moments from Stamford's renowned restaurants, independent boutiques, railway station and the iconic George Hotel.

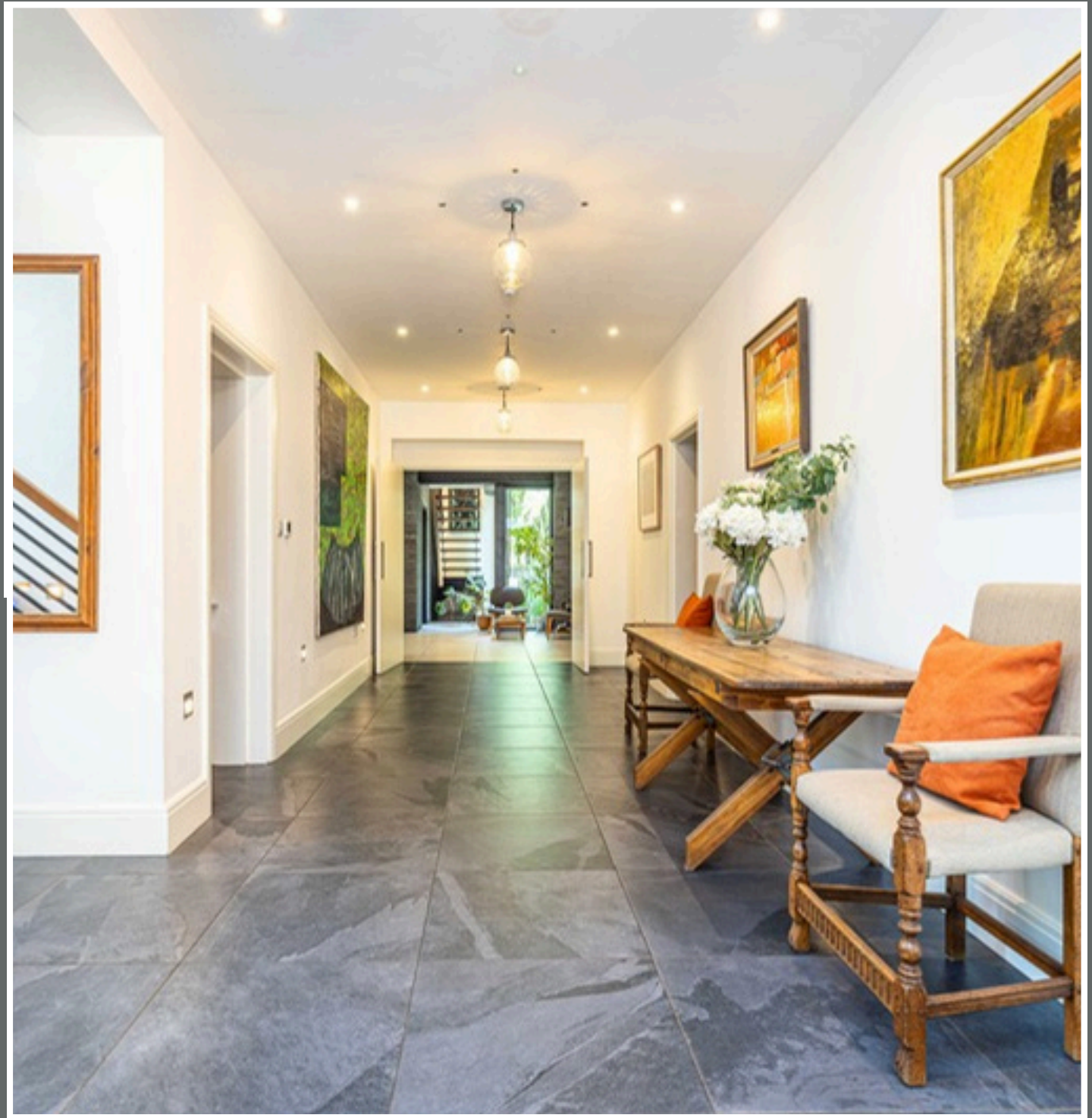




Step Inside

From the moment you enter, Park House reveals its exceptional scale. A welcoming reception hall sets the tone, leading to a series of beautifully balanced living spaces, each with its own distinct character.

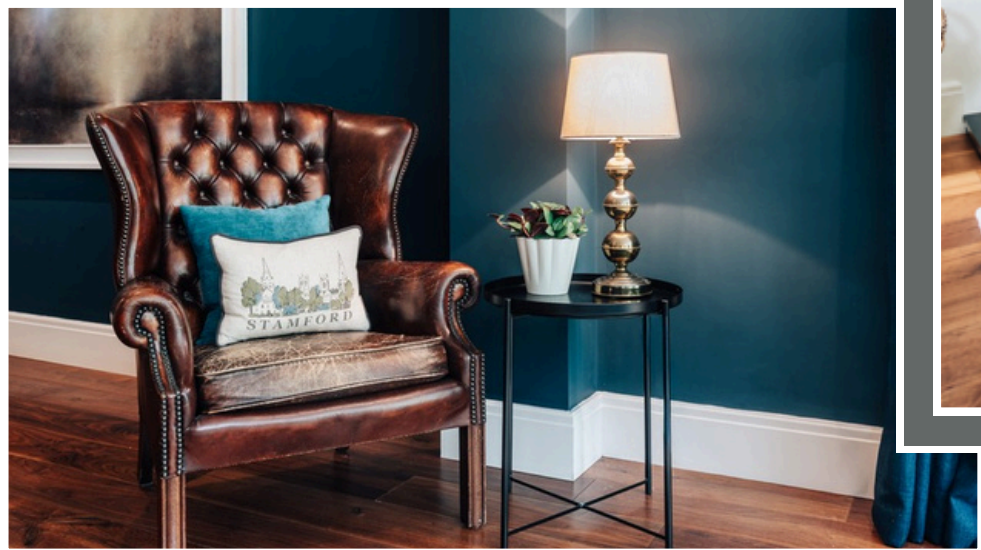
To one side lies the magnificent drawing room, a richly atmospheric space featuring oak panelling, parquet flooring and an impressive coffered ceiling inspired by the celebrated panelled dining room at The George Hotel. Preserved and celebrated during the home's transformation, it remains one of the property's most memorable rooms; a fitting setting for winter evenings, entertaining guests or quiet reflection.

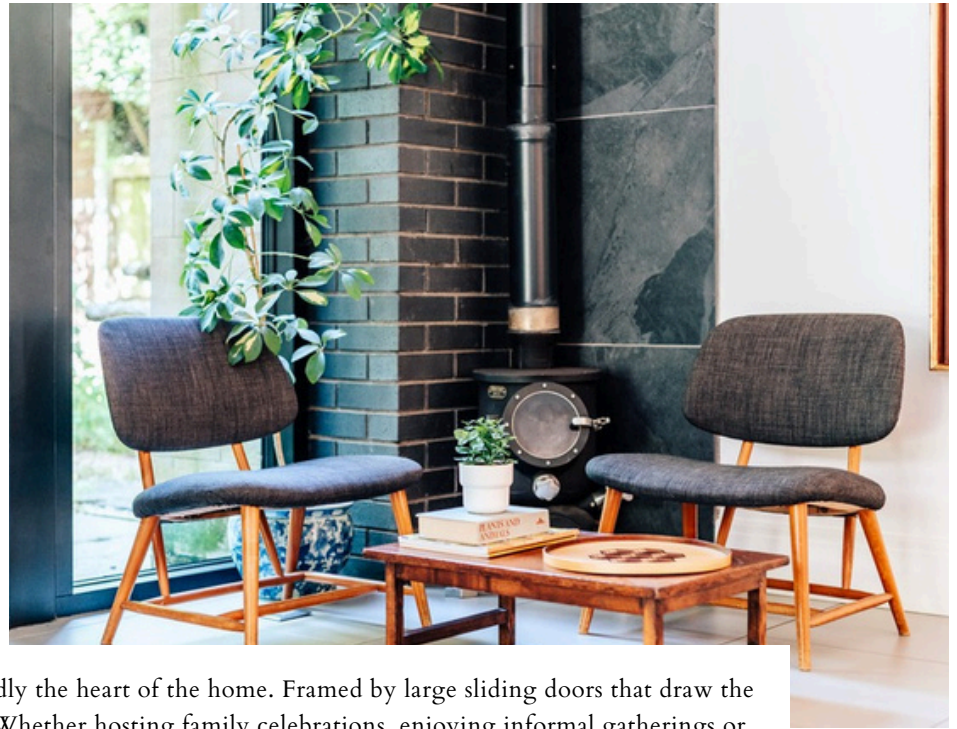
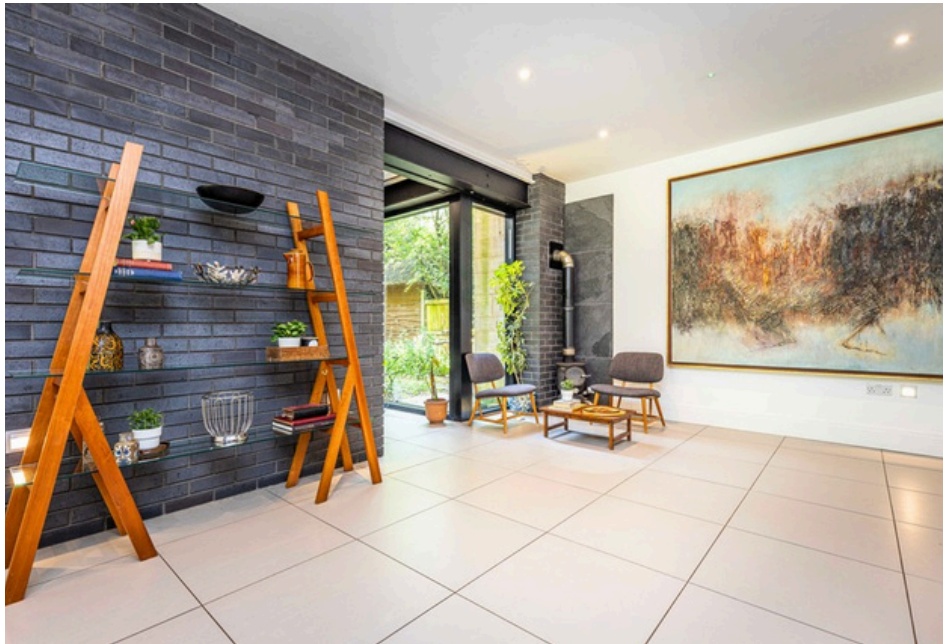






In contrast, the principal sitting room is wonderfully light and uplifting. American walnut floors, expansive dual-aspect windows and generous proportions create an effortless sense of comfort, whilst a traditional fireplace with wood-burning stove provides a natural focal point. Despite its impressive dimensions, it remains an intimate and welcoming space.





Beyond, the house opens into a spectacular kitchen, dining and family room; undoubtedly the heart of the home. Framed by large sliding doors that draw the gardens into everyday life, this remarkable space has been designed for modern living. Whether hosting family celebrations, enjoying informal gatherings or simply taking in the changing seasons beyond the glass, the connection to the landscape is ever-present.







The bespoke SieMatic kitchen is beautifully appointed, complemented by integrated Gaggenau and Bora appliances, extensive storage and a boiling water tap. A concealed walk-in pantry, discreetly hidden behind a pocket door, ensures practicality is delivered with elegance.





A few steps lead down to the sunken garden room, a fabulous retreat that enjoys a peaceful atmosphere throughout the seasons. Framed by floor-to-ceiling glazing, a striking full-height ashlar stone feature wall with inset log burner seems to connect the interior with the surrounding landscape, while capturing enchanting views across the grounds and drawing the eye beyond. Filled with natural light and offering a seamless connection to the gardens, this is a space to be enjoyed year-round, whether for quiet relaxation or entertaining family and friends.





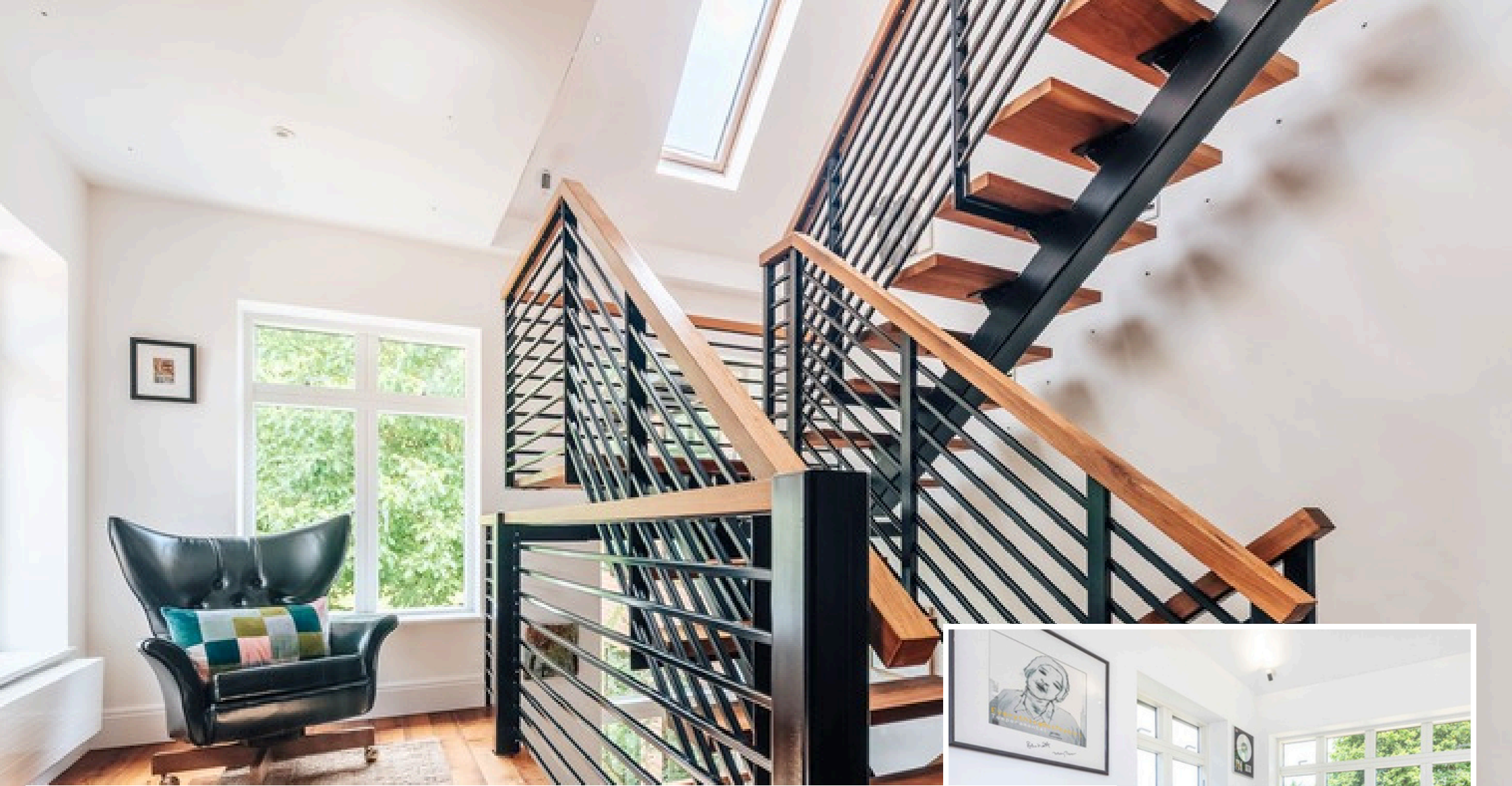


The flow of the house is exceptional. A well-positioned study enjoys attractive garden views whilst remaining separate from the principal living areas, creating an ideal environment for home working. A secondary preparation room, complete with cabinetry, sink and external access, links seamlessly back to the kitchen, demonstrating the thoughtful planning that underpins every aspect of the home's design.

Further accommodation includes a substantial utility room, fitted to an equally high standard and capable of serving as a secondary kitchen for the adjoining guest suite. Completing the ground floor accommodation is a boot room, guest cloak rooms, and a wine store.

The self-contained guest wing enjoys its own entrance hall, double bedroom and wet room, providing flexible accommodation for guests, extended family or as staff accommodation.

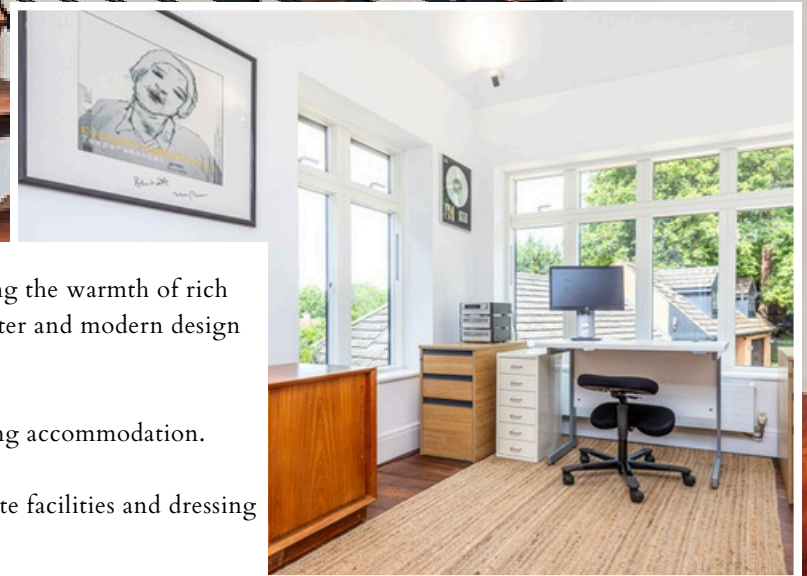


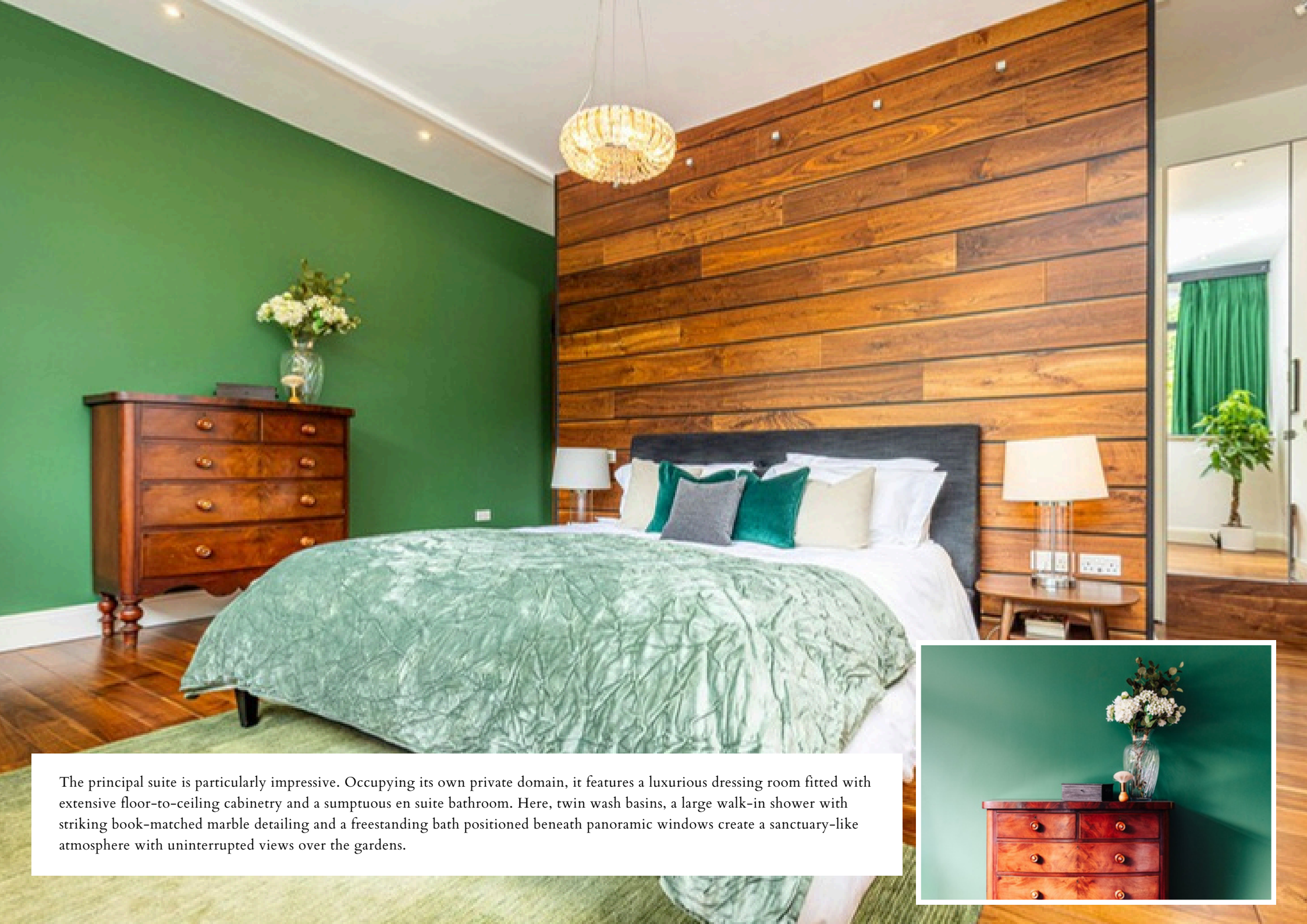


An architectural centrepiece in its own right, the striking staircase rises to a bright and airy first-floor landing. Combining the warmth of rich timber treads with a sleek steel spine and contemporary balustrades, it perfectly reflects the marriage of traditional character and modern design found throughout the home.

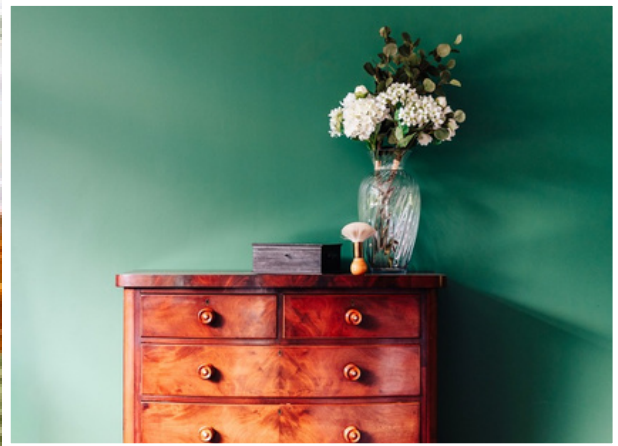
A peaceful reading area and additional home office occupy the landing, creating inviting spaces away from the main living accommodation.

Five bedrooms are arranged across this floor, each thoughtfully designed and generously proportioned. Four enjoy en suite facilities and dressing rooms or fitted dressing areas, whilst a beautifully appointed family bathroom serves the remaining bedroom.





The principal suite is particularly impressive. Occupying its own private domain, it features a luxurious dressing room fitted with extensive floor-to-ceiling cabinetry and a sumptuous en suite bathroom. Here, twin wash basins, a large walk-in shower with striking book-matched marble detailing and a freestanding bath positioned beneath panoramic windows create a sanctuary-like atmosphere with uninterrupted views over the gardens.









The guest suite is equally memorable, enjoying triple-aspect views, abundant natural light, a fully fitted dressing room and an elegant en suite bathroom.

The second floor provides two additional bedrooms, one of which incorporates a substantial studio space, ideal for creative pursuits, hobbies or further home-working requirements.

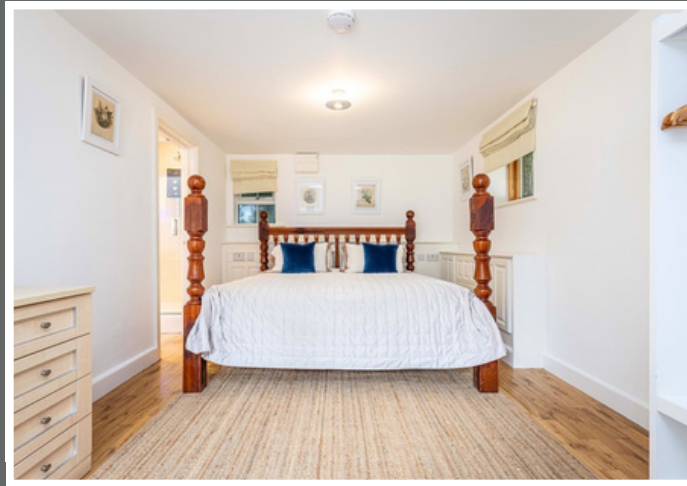


Outside

Approached through electrically operated gates, Park House immediately conveys a sense of arrival. A sweeping shingle driveway provides extensive parking alongside garaging capable of accommodating multiple vehicles, complemented by a substantial covered carport.

Above the garages, a self-contained suite with kitchenette and bathroom facilities offers further flexibility, ideal as a studio or independent workspace.

A separate annexe provides additional accommodation, complete with kitchenette, bedroom and en suite shower room, perfectly suited for visiting family and friends or potential holiday letting.





Grounds & Gardens

The gardens are, without doubt, among the property's defining features.

Designed by Adam Frost, they unfold as a series of beautifully orchestrated outdoor rooms, each revealing something new. Sweeping lawns are interwoven with mature trees, winding pathways and tranquil ponds, creating a landscape that feels both established and enchanting.

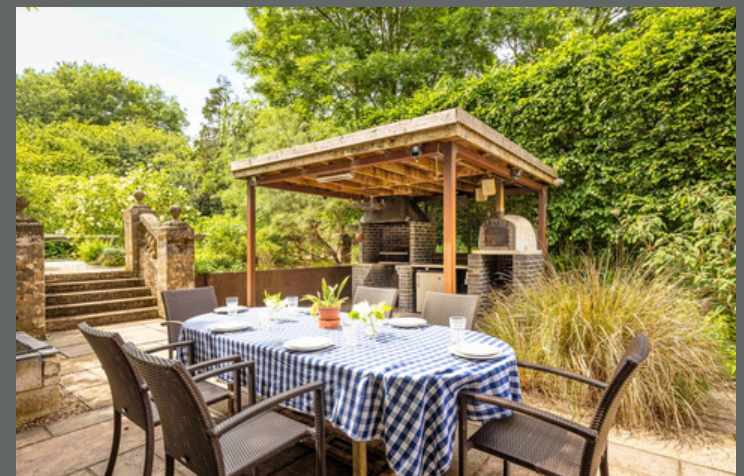
Closer to the house, elegant stone terraces provide the perfect setting for outdoor entertaining, whilst climbing roses, balustraded walkways and secluded seating areas evoke the romance of a classic English country garden. Beyond lies an ideal area for vegetables and cut flowers, a charming summer house and countless quiet corners in which to pause and enjoy the surroundings.

An outdoor kitchen extends entertaining effortlessly into the warmer months, while the inclusion of a permanent table tennis area ensures the gardens are as fun as they are practical and beautiful.

Rarely does a home combine such privacy, architectural quality, flexibility and magnificent grounds, all within walking distance of one of England's most celebrated market towns.

Park House is an exceptional family home; elegant, welcoming and utterly unique.





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.

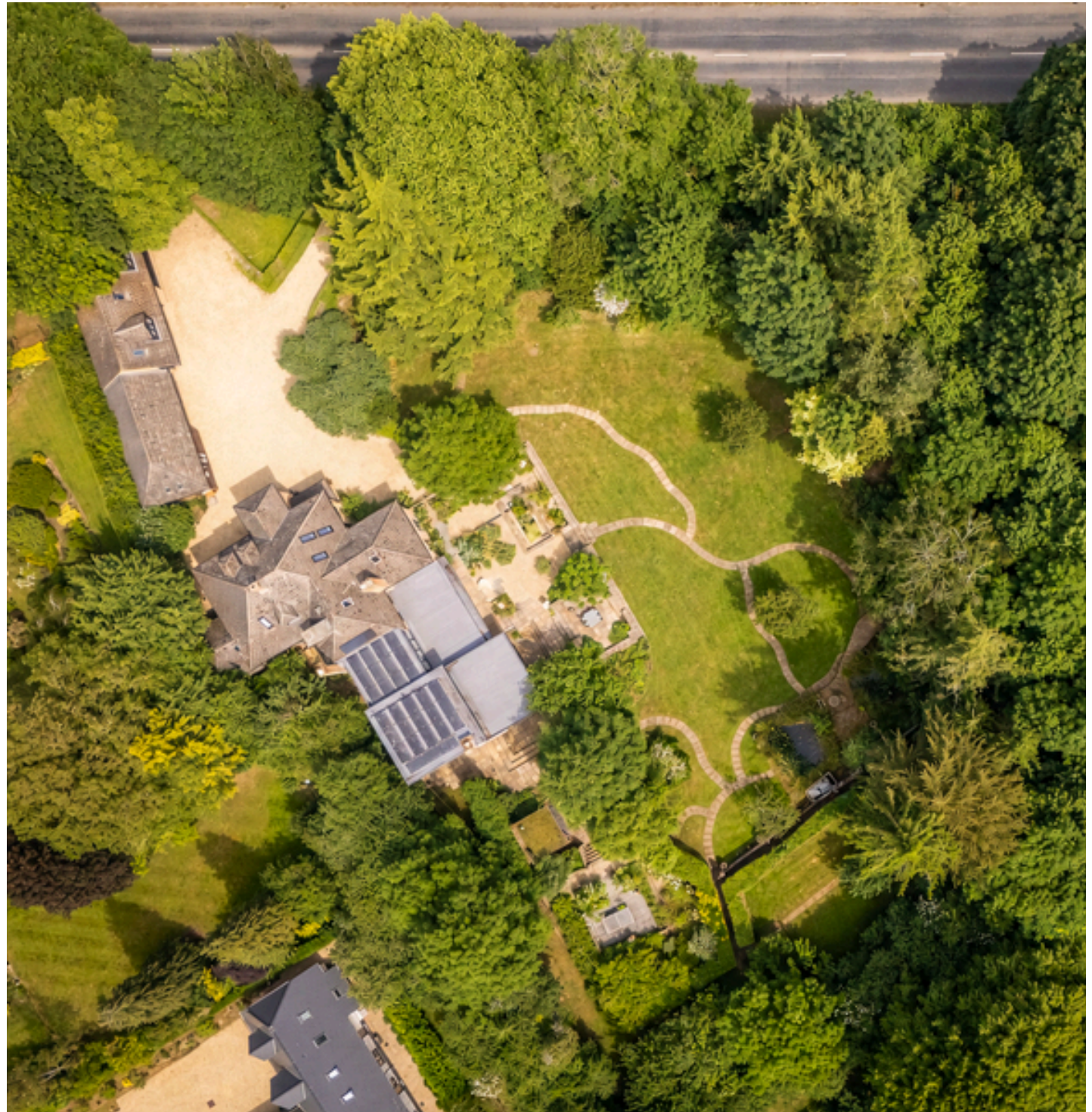
Local Authority: Peterborough City Council
Council Tax Band: H | Currently £4,587.00

Tenure: Freehold

Possession: Vacant upon completion

EPC Rating: 76 | C

EPC Rating Potential: 80 | C



Finer Details



Ground Floor



First Floor



Second Floor

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.

Approximate Gross Internal Area:

678.8 sq metres / 7307 sq ft

Outbuildings: 174.1 sq metres / 1874 sq ft

Total: 852.9 sq metres / 9181 sq ft

Services: Heating – Three air source heat pumps and an additional biomass boiler

Multi zone heating controls

9.6Kw Solar panels

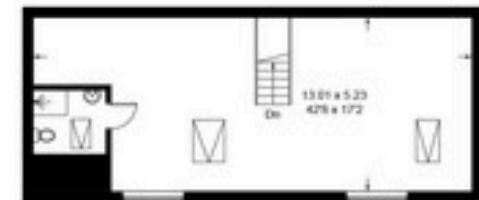
LED lighting throughout

Drainage – water treatment plant

Commercial grade fire/smoke alarms

Ethernet cabled throughout

High speed electric car charger



Outbuildings - First Floor



Covered Carport
5.75 x 5.43
18'10 x 17'10
(Approx)



Outbuildings - Ground Floor
(not shown in actual location)



Digby & Finch

ESTATE AGENTS

01780 758 090

stamford@digbyandfinch.com

8 St Mary's Hill, Stamford, PE9 2DP