



10 North Street, Stamford

Stamford

Guide Price £1,500,000



## Key features

- 5 Bedroom Detached Home
- Opportunity as Self Contained Apartments or a Family Home
- Character Features Throughout
- Stunning South Facing Courtyard Garden
- Former Seed Store Completely Converted in 2008
- Permit Parking Available with Permit
- Chain Free
- Garage Potential / Off Street Parking
- Town Centre Location
- Over 3500sqft of Accommodation

Situated in the heart of the town centre, this substantial five-bedroom detached home offers over 3,500 square feet of flexible accommodation arranged across three floors, combining character features with modern convenience in one of Stamford's most sought-after central locations.

Originally a seed store, the property was converted in 2008 and today retains a wealth of original charm, including exposed beams, exposed brickwork and sash windows, all complemented by tasteful contemporary finishes throughout. The layout is incredibly versatile, currently arranged to provide a number of self-contained living areas with en-suite facilities and kitchenettes, making it ideal for continued use as apartments or holiday let accommodation. Equally, the property offers the exciting opportunity to be reconfigured back into a fabulous single family home with ease, creating a substantial residence in the centre of town.







The ground floor is centred around a spacious open-plan kitchen/living area with direct access onto the quiet south-facing courtyard garden, providing an excellent space for entertaining, dining and everyday family life. The accommodation continues across the upper floors with a generous family room, separate dining room and five well-proportioned bedrooms, many enjoying en-suite shower rooms and flexible living arrangements. High ceilings and large windows throughout create a light and airy feel, while the varying reception spaces allow for both practical family living and private guest accommodation if required.

The property also benefits from permit parking and further potential for a garage, subject to the necessary consents. In place of the former garage is an additional double bedroom suite complete with dressing area and en-suite facilities, adding even more flexibility to the overall accommodation. Offered to the market chain free, the property presents a rare opportunity for buyers seeking either a distinctive family home or an investment opportunity within the town centre.

One of the home's most appealing aspects is its central Stamford location. Positioned just moments from the vibrant High Street, residents can enjoy immediate access to an excellent range of independent shops, restaurants, cafés and everyday amenities, all within easy walking distance. Stamford's renowned Georgian architecture and riverside walks further add to the lifestyle appeal, while the property is also conveniently located for families, being within walking distance of Stamford Endowed Schools and other well-regarded local schooling.

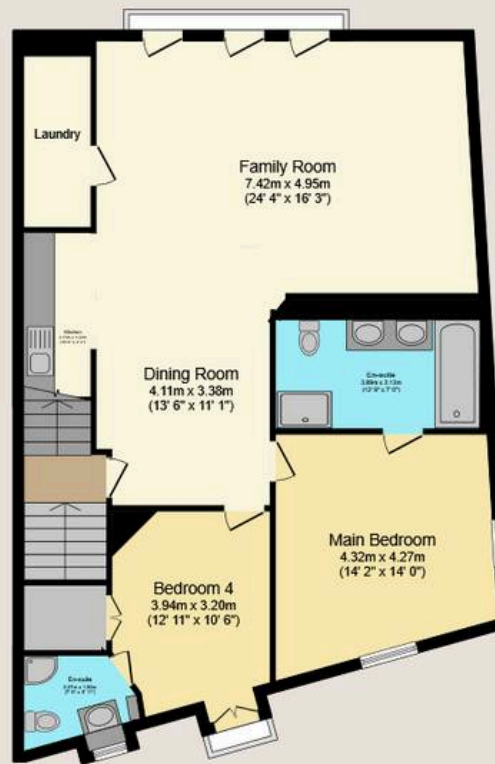




# 10 North Street, Stamford, PE9 1EH



Ground Floor



First Floor



Second Floor

Total floor area: 339.2 sq.m. (3,651 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)