



23 St. Marys Street, Stamford

Stamford





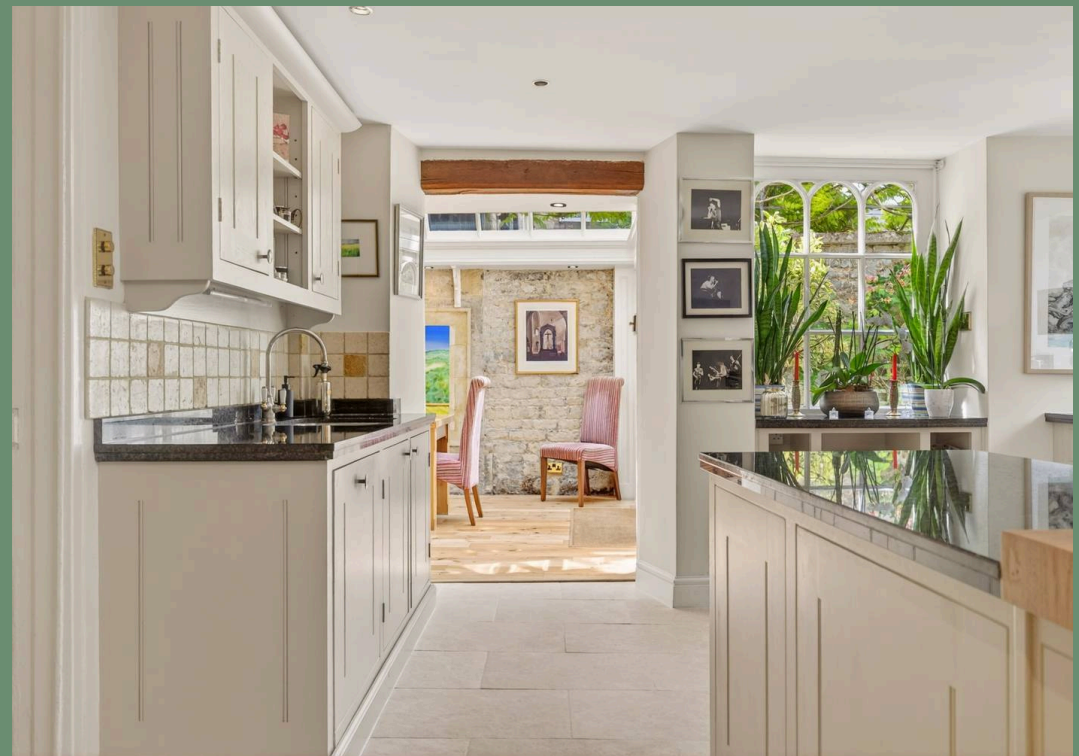
Situated on the prestigious St Mary's Street, one of Stamford's most desirable and historic addresses, this exceptional Grade II\* listed Georgian stone townhouse offers a rare opportunity to acquire a beautifully preserved five-bedroom period home in the very heart of Stamford town centre. Dating back to the 18th century, the property effortlessly combines elegant Georgian architecture with the practicality of modern family living.

The ground floor offers an excellent balance of formal and informal living, comprising three beautifully appointed reception rooms including an elegant formal lounge, a separate dining room ideal for entertaining, and a dedicated home office, perfectly suited to modern hybrid working.



The bespoke kitchen is fitted with traditional cabinetry and centred around an iconic AGA, creating a warm and welcoming hub for everyday living. Beyond, the adjoining sun room enjoys views over the private walled courtyard garden.









At the heart of the property is the magnificent first-floor drawing room, extending across the full width of the house. Bathed in natural light, this spectacular reception room provides an outstanding space for entertaining, relaxing with family or simply appreciating the architectural grandeur that makes this home so special.

The accommodation is arranged over several floors and comprises four generous bedrooms as well as a fifth potential to the rear, complemented by the flexibility of the home office, making the property equally suited to growing families or those requiring additional workspace. A substantial cellar provides excellent storage whilst also offering exciting potential for further use.



A particularly rare feature for a property in this location is the private garage, accessed via Maiden Lane, providing secure off-street parking right in the heart of Stamford town centre.









## Key features

- Grade II\* Listed 18th Century Stone Townhouse in Stamford Town Centre
- Five Bedroom Character Home with Original Period Features Throughout
- Magnificent First Floor Drawing Room Spanning the Full Width of the House
- Private Walled Courtyard Garden with Sun Room & Utility Access
- Single Garage with Access from Maiden Lane
- Large Cellar Offering Excellent Storage and Further Potential
- Dedicated Home Office – Ideal for Hybrid Working
- Situated in Prestigious St Mary's Street, One of Stamford's Most Exclusive Addresses
- Short Walk to Stamford Railway Station, Meadows & Town Centre Amenities
- Exceptional Historic Home Combining Georgian Elegance with Modern Family Living

Combining architectural significance, timeless character and an unrivalled location, this remarkable Georgian townhouse offers an exceptional lifestyle within one of England's finest market towns.









Total floor area: 340.0 sq.m. (3,659 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)