



3a Broad Street, Stamford

Stamford

Guide Price £450,000



The Mission House is believed to have originally served as a reading and teaching room associated with the neighbouring historic Browne's Hospital, before later falling vacant for a number of years. In the mid-1990s, the building was thoughtfully transformed into the distinctive and welcoming home presented today. Occupying an elevated and tranquil position, the property is surrounded by mature planting and enjoys a charming south-westerly terrace garden. From its peaceful setting, the house benefits from delightful rooftop views across Stamford, with the striking spire of All Saints' Church standing prominently above the town's historic Georgian skyline.

This quaint cottage offers surprisingly well-proportioned accommodation whilst enjoying an enviable position in the heart of the town centre. Resident permit parking is available through the local council, and the bustling high street, with its excellent selection of independent shops, cafés and restaurants, is only moments away.

Full of character, the home retains a number of original architectural details that pay homage to its past, while offering practical and comfortable living spaces throughout. Whilst well maintained, there is scope for cosmetic enhancement to further personalise the property.



Accommodation - Entering through the open-plan reception hall, the property immediately reveals its charm, with exposed beams and a bright semi-vaulted ceiling creating a wonderful sense of space and character.

Leading directly from the hall is a ground-floor bedroom, equally suited for use as a home office or study, alongside a cloakroom with a useful adjoining utility cupboard. A short flight of steps leads into the attractive kitchen dining room, where French doors open directly onto the terrace garden.





The kitchen is fitted with a range of wall and base units, complemented by ample room for dining and an additional cosy seating or reading area. The sitting room provides a wonderfully calm and inviting atmosphere, centred around an open fireplace. French doors on two elevations allow natural light to pour in and provide direct access onto the raised stone terrace, ideal for outdoor dining and entertaining during the warmer months.

An open staircase rises to the first-floor landing, where the principal and guest bedrooms are located. Both rooms feature exposed roof timbers and Velux windows, filling the spaces with natural light. Positioned between the bedrooms is the family bathroom, fitted with a panelled bath, wash hand basin and WC.

Step Outside - Accessed via an attractive pathway from Broad Street, bordered by mature shrubs and planting, the property opens onto a sheltered terrace area that provides an ideal setting for outdoor seating and al fresco dining.

Key Features

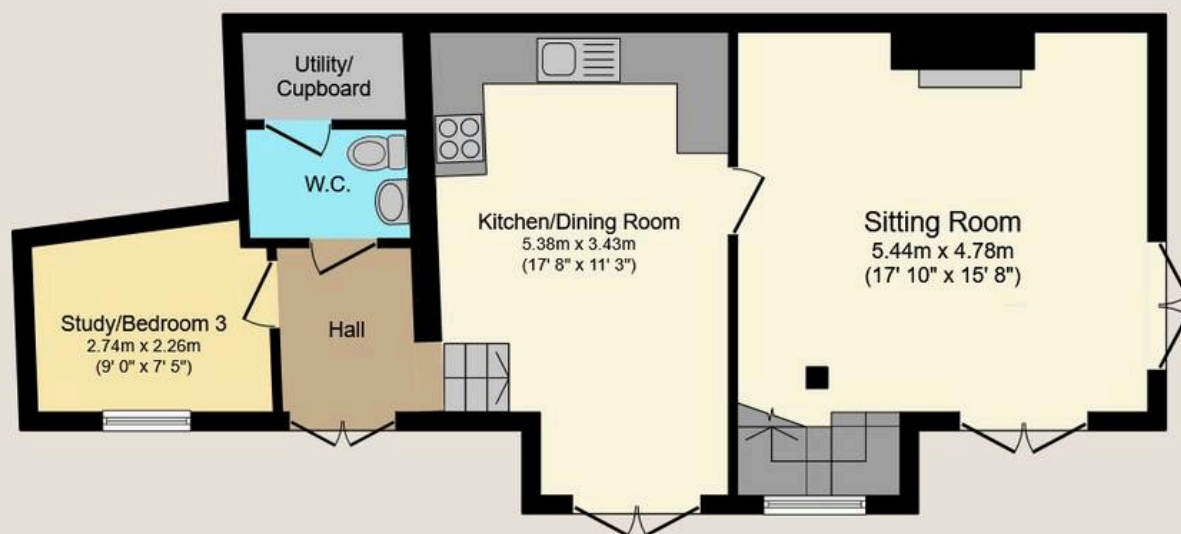
- 3 Bedroom Charming Stone Cottage
- Situated in the Heart of Stamford next to the historic Brownes Hospital
- Generous Lounge with Open Fireplace
- Well Designed Kitchen & Dining Space
- Downstairs W/C & Utility Space
- Exposed Timber Beams & Character Features
- Beautiful & Quaint South West Facing Courtyard Garden
- Permit Parking Available



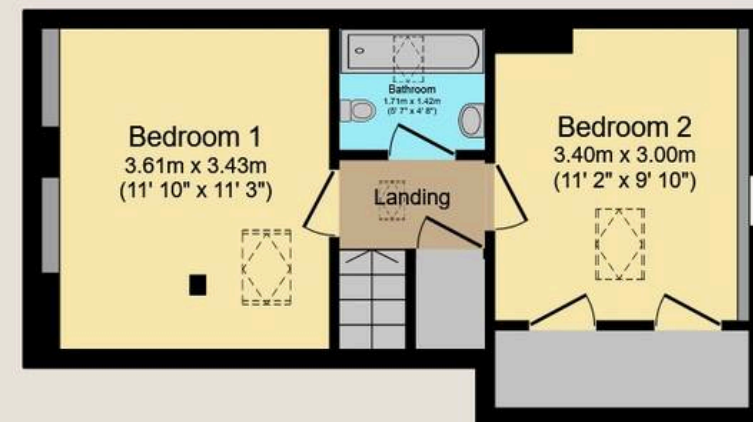




3A Broad Street, Stamford, PE9 1PG



Ground Floor



First Floor

Total floor area: 89.4 sq.m. (962 sq.ft.)

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