



Fantastic village home with private walled gardens

Bainton Farmhouse, Tallington Road, Bainton, Stamford, Lincolnshire, PE9 3AF

Freehold

savills



Spacious Entrance Hall with Cloakroom and WC * Drawing Room * Sitting Room * Library * Music Room * Dining Room * Kitchen/Breakfast Room * Office * 8 Bedrooms * 2 ensuite * Outbuildings and Garaging * Swimming Pool * Delightful Walled Garden * Fibre Broadband * EPC Exempt

Location

Bainton Farmhouse is situated in the village of Bainton, close to the fine stone town of Stamford (5 miles) and the city of Peterborough (15 miles) with its excellent mainline train links to London Kings Cross in around 50 minutes.

Bainton is a predominantly a stone village that grew in medieval times as a farming village. The village church is of 13th century origin and the village is popular for its easy access however enjoying a rural aspect.

There are excellent schools in the area in Peterborough, Stamford and Oundle. General amenities can be found in the local towns and city including bars, cafes, and restaurants with a good variety of shops and supermarkets. There are cinemas in Stamford and Peterborough and many sports clubs and facilities. The river Nene runs through Peterborough and has a thriving Rowing Club.

About Bainton Farmhouse

The house is constructed of stone with Ashlar quoins under a Collyweston roof with timber windows. The property offers a high level of flexible family accommodation and is arranged over three floors.

The ground floor comprises a spacious entrance hall with cloakroom and WC, drawing room with feature Portland stone fireplace, French doors opening onto a patio and garden and inner hall with French doors to garden, sitting room with a large stone Inglenook fireplace and library with bookcases. French doors lead to a glazed passageway to the domestic hub of the home which comprises of boot room a large breakfast kitchen, with feature stable arched windows and flagstone floor, a range of high and low level kitchen cupboards and a four oven Aga with hot plate integrated dishwasher and larger fridge, utility room with more storage and plumbing for a washing machine and a dryer, a second cloakroom, pantry and wine store. From there a staircase leads to an office above the principal garage block.

On the first floor the master bedroom overlooks the garden with a five piece en suite bathroom, a separate dressing area with fitted wardrobes, bedroom two with a four piece en suite family bathroom and further double bedrooms to the second floor comprises three double bedrooms and a three piece shower room.





Outside

To the south of the house accessed through a side gate, the bay windows of the sitting room, drawing room and hallway, overlook a lovely private walled garden which is mainly laid to lawn with planted borders.

There is an outside swimming pool measuring approximately 7 metres by 3.5 metres, bounded by a wall and barn to the south of the house. There is a door in the wall to the rear of the pool which gives access to the back of the barn via a small private orchard area.

To the south and east is a large stone barn which is currently for storage and leisure activities but offers scope for extensive conversion subject to planning permission. Next to the barn is an open fronted carport for three cars and a stone built store.

To the east of the house is a further lawned area set within mature trees this is bordered by a low wall containing two entrances to the property. The principal garage was built originally as a coach house and is capable of accommodating a large vehicle and could be incorporated into the existing office building to provide a two-storey complex subject to planning.

Local authority

Peterborough City Council
Tax Band G

Services

Mains Gas, Electricity, Water & Drainage

Viewing

Strictly by appointment
with Savills 01780 484696

Sales Particulars &

Photography August 2020



Bainton Farmhouse, Tallington Road, Bainton, Stamford PE9 3AF
Main House internal area = 6754 sq ft / 627 sq m
Garage & Carport internal area = 905 sq ft / 84 sq m
Barn & Storage internal area = 1302 sq ft / 121 sq m
Total Gross Internal = 832sq m/8961 sq ft



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The position & size of doors, windows, appliances and other features are approximate only.
□ □ □ Denotes restricted head height
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