



No. 4 ST MARY'S PLACE

STAMFORD



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An elegant and stylishly presented Georgian townhouse residence with private walled garden in the centre of Stamford

Stamford School & railway station 0.4 miles; Peterborough (Rail services to London Kings Cross from 51 minutes) 13 miles; Cambridge 45 miles

Reception hall ♦ Dining room ♦ Kitchen/Breakfast room
Drawing room ♦ Study ♦ Cloak/boot room ♦ Snug ♦ Utility room
Principal bedroom with en suite ♦ Five further double bedrooms
(three en suite) ♦ Family bathroom ♦ Cellar including Corpus
Christi Crypt, Wine Cellar and Plant Room
Walled Garden ♦ Private courtyard









Situation

Stamford is an attractive and thriving market town, proclaimed by Sir Walter Scott as the “finest stone town in England”. Stamford was the country’s first designated Conservation Area in 1967 and appears annually in the Sunday Times’ “The best place to live in the UK”.

Famed for its Georgian street scene, Stamford supports an active community. The town’s traditional weekly market continues, whilst the town centre boasts a great variety of restaurants, bars and boutique shops, as well as all the high street amenities and supermarkets.

Well-known for its architectural landmarks, including The George Hotel and 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 0.4 miles away with excellent commuter links to London (connect at Peterborough to London Kings Cross) and Cambridge. The A1 bypasses Stamford offering direct links to the A14, A47 and M25.

The Property

No. 4 St Mary’s Place is a Grade II* listed Georgian townhouse which has been fully renovated to create a 21st century home in an elegant and prestigious building. No. 4 St Mary’s Place is one of Stamford’s most iconic and historic homes in arguably the best location in the town.

Tucked away in the corner of St Mary’s Place, No. 4 is a beautiful residence away from the bustle of town and roads, yet situated right in its heart.

St Mary’s Church is directly opposite and one of Stamford’s many Church spires can be viewed from nearly every window. Located in the heart of Stamford’s Conservation Area, the setting is calm and peaceful.

In its earliest form the house was built in the mid-1300s with additions in 1650 and 1790. No. 4 St Mary’s Place is home to the Corpus Christi Crypt believed to be installed in the 14th century.

Accommodation

The front door opens into a tessellated tiled entrance hallway with the kitchen positioned to the right of the hall. It is fully fitted with NGI units and integrated appliances, as well as an island and integral kitchen table. Opposite the kitchen is the dining room with access through to the south facing study. Back in the main hallway there is a cloak/boot room, with snug and utility room following on from here. There is access to the garden from the snug, as well as a back staircase to the property, which leads to bedroom two on the first floor, and bedroom five on the second floor.

The elegant Georgian main staircase winds throughout the centre of the house and is one of the items noted in the Grade II* listing. Taking the stairs to the first floor, the main drawing room commands attention with many features, including fireplaces at each end of the room, five imposing sash windows and two ceiling roses from which hang statement chandeliers, creating the perfect entertaining space.

The floor then splits with a mezzanine floor leading to the guest suite complete with dressing room and an en suite, spacious bathroom.

The second floor opens onto the library landing with principal bedroom and en suite at the front of the house offering spectacular views of St Mary’s Place and Church. Bedroom three with en suite is also located on this floor. A second mezzanine floor leads to bedrooms four and five with the family bathroom situated between the two. The third floor takes us to the top of the house and bedroom six which comprises a double bedroom, games room and en suite bathroom.

The cellar is accessed from the main ground floor hallway and leads to the property’s plant room, wine cellar and, most notably, the Corpus Christi Crypt. The vaulted crypt is home to the angel and shield, and is the second, and most important, item noted in the Grade II* listing of the property.

Outside

There is a private and spacious south facing garden with direct access from the street via an internal corridor, and features a greenhouse, garden shed and wood store. Spacious and mature with fruit trees, lawn and patio area, the garden is secluded and peaceful. The house also has a separate, private courtyard away from the main garden, perfect for alfresco dining, accessed from the main hallway of the house.







General Information

Tenure: The property is for sale by private treaty with freehold tenure and vacant possession available on completion

Services: Mains water, electricity, gas and drainage are all connected.

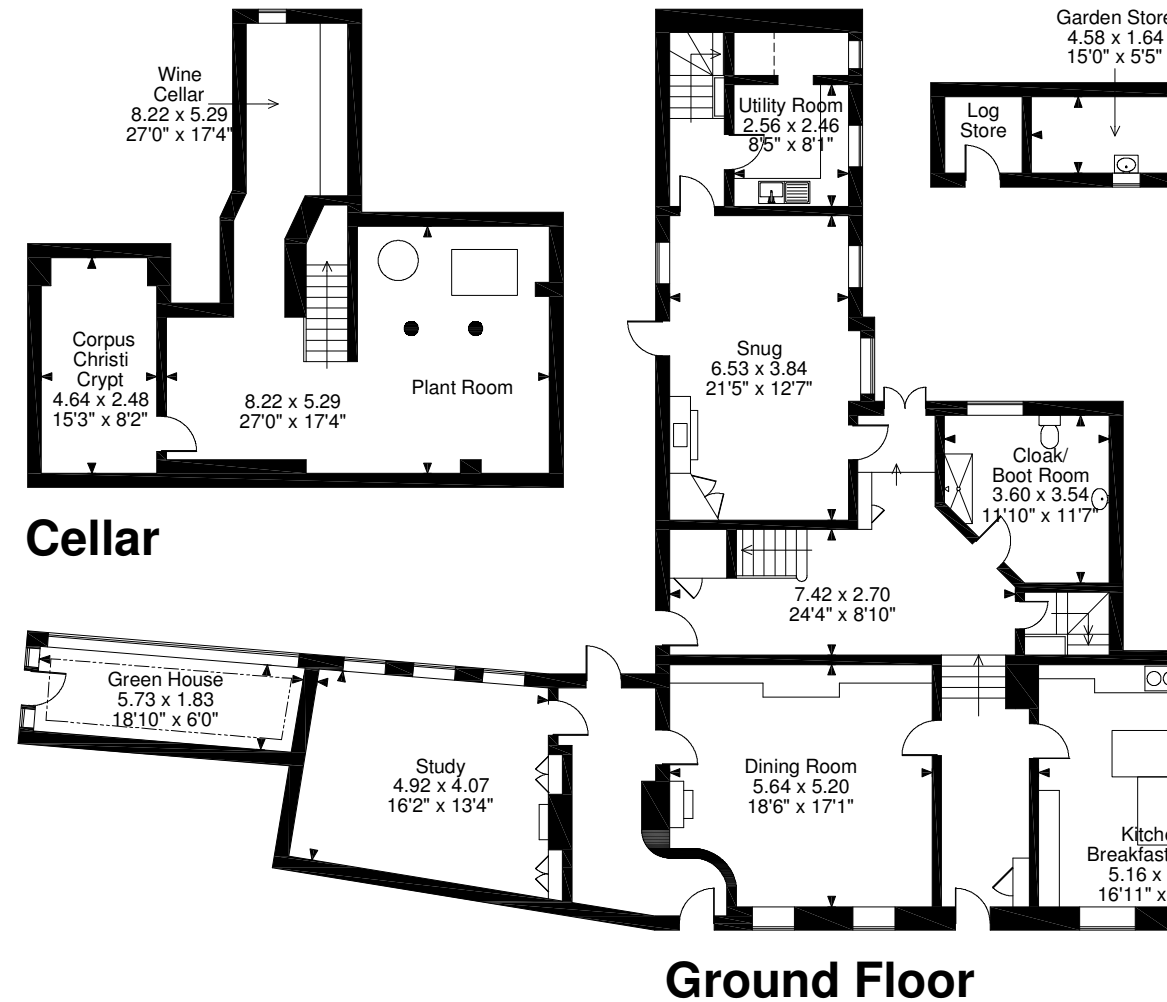
Local Authority: South Kesteven District Council T: 01476 406080
Council Tax Band G.

Fixtures & Fittings: All fixtures and fittings are excluded from the sale but may be available by separate negotiation. The integrated table, island and appliances in the kitchen are included. Garden furniture, statuary and planters are specifically excluded from the sale.

Energy Performance Certificate (EPC): EPC rating: Exempt

Viewing: All viewings will be accompanied and are strictly by prior arrangement through Savills Stamford Office.
T 01780 484696.

Date of Photography & Particulars: Particulars March 2019.
Photographs July 2017

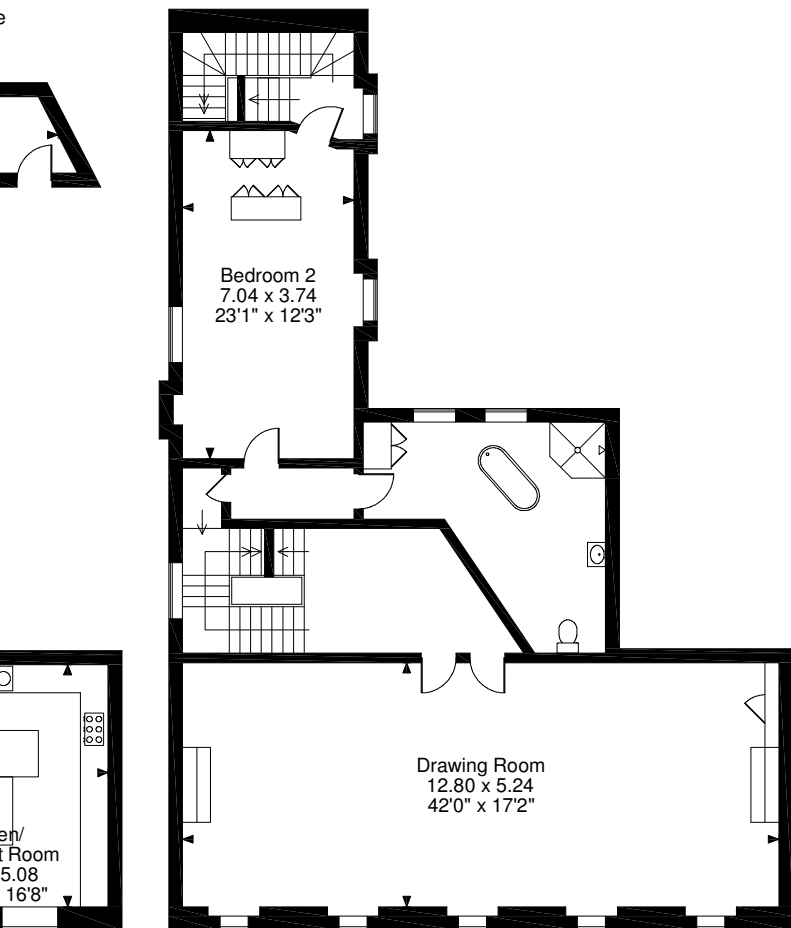


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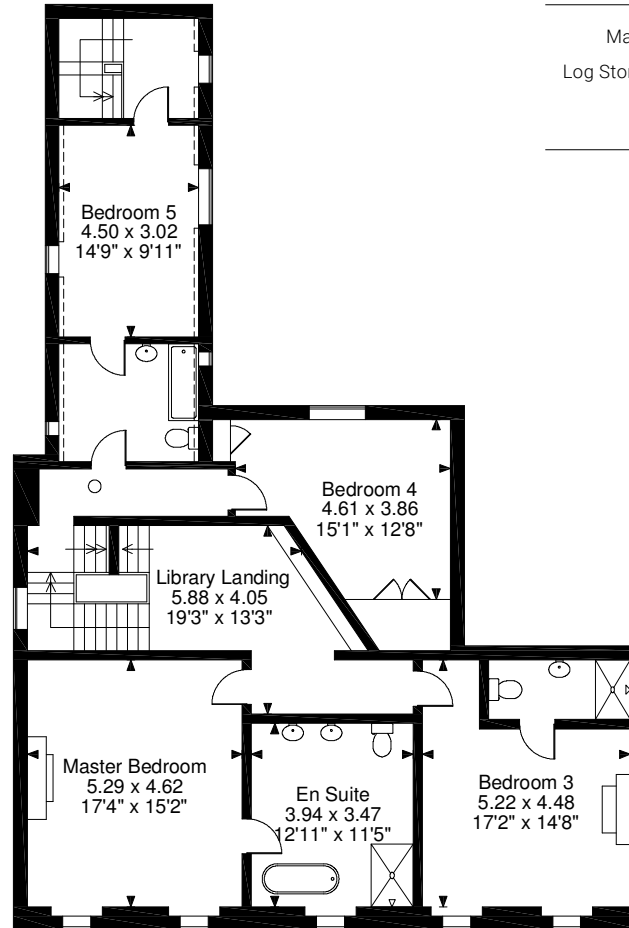
Main House gross internal area = 6,429 sq ft / 597 sq m

Log Store & Garden Store gross internal area = 106 sq ft / 10 sq m

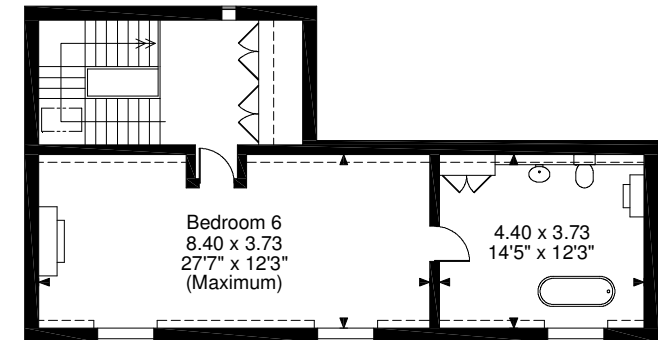
Total gross internal area = 6,535 sq ft / 607 sq m



First Floor



Second Floor



Third Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

--- Denotes restricted head height

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