



A MODERNISED GRADE II LISTED VILLAGE HOME SITUATED IN A PEACEFUL LOCATION OFFERING VERSATILE ACCOMMODATION, SET IN APPROXIMATELY 3.5 ACRES OF Paddock LAND

GREATFORD OLD HOUSE
GREATFORD, STAMFORD, LINCOLNSHIRE, PE9 4QA



GREATFORD OLD HOUSE, GREATFORD, STAMFORD, LINCOLNSHIRE, PE9 4QA

Drawing room ♦ Sitting room ♦ Family room ♦ Kitchen
Breakfast room ♦ Garden room ♦ Dining room ♦ Utility
Principal bedroom suite with en suite bathroom & dressing area
Four double bedrooms one with en suite ♦ Family bathroom

Landscaped gardens ♦ Extensive parking ♦ Double garage
with additional storage ♦ In all about 3.5 acres of paddock land
and woodland with river frontage

Stamford 4.5 miles, Bourne 5 miles, Peterborough approximately
13 miles, Peterborough railway station (services to London Kings Cross
& Cambridge from 49 minutes)

Situation

The charming village of Greatford is equidistant between the market towns
of Stamford and Bourne. The village, which is set within a Conservation
area, comprises a mixture of houses and cottages, many of which are
listed for historical and architectural reasons. Local features include a
church believed to date back to the 13th century, village hall, sports
field with playground area and the Hare and Hounds public house. For
schooling Greatford is well served with both private and state schools.
Uffington C of E primary in the neighbouring village is OFSTED rated
outstanding with Witham Hall, Copthill School and Stamford School all in
close proximity.

The Property

Greatford Old House is a charming Grade II listed village home believed
to date back to the 16th century with later 17th century additions and
20th century alterations. In 2008 the property underwent extensive
refurbishment, including a new Collyweston slate roof, creating a
stylish home. The owners have sympathetically restored the beautiful
accommodation, which is brimming with character and period features
typical of its era. Set in beautiful mature gardens, Greatford Old House has
grounds of approximately 3.5 acres including a delightful area of woodland
that has a frontage on to the West Glen River.

Accommodation

The attractive main entrance leads from the wisteria clad frontage
into a spacious, stain glassed hallway with stone flagged floor. Space
and light fill the hallway and the deep stone windows with exposed
woodwork, along with nods to the property's religious history, set the
tone for its fabulous proportions and feel.

The sitting room is flooded with light from the bay fronted window with
stripped pine flooring and open fire place creating a spacious room,
currently used as an office. Down into the main hallway the drawing
room boasts an impressive open fireplace with full height sash windows
and shutters framing the room.



The exposed beams and timber frame screen create a charming division from the seating area into a study. There are patio doors leading from this end of the drawing room on to a patio and the garden. There is a cloakroom in the hall which leads on to the family room which has an open fire and creates a wonderful open space leading to the kitchen and breakfast room. The bespoke, handmade kitchen is classic in design yet modern in its function with integrated appliances and range cooker. The original flagstone flooring runs throughout this space, leading to the sunny breakfast room, utility room and garden room, lit by glass skylight and floor to ceiling windows and patio doors. The dining room was once the bake house within the property and has been carefully restored to offer a historic dining experience complete with inglenook fireplace and water pump. These rooms provide a glimpse of the stunning gardens and land beyond the house.

On the first floor the staircase leads first to a mezzanine floor with double bedroom complete with open fire, served by an en suite bathroom and separate WC. The principal bedroom has a large open fireplace and leads into an open bathroom area with separate WC and walk in wardrobe. Three further bedrooms are spacious, one with en suite bathroom and the family bathroom completes the upstairs.

Outside

Greatford Old House is set back from the main street, bounded to the front by mature hedging. A gravelled driveway leads to a large double garage with ample parking. The front garden is, in the main, laid to lawn with shaped, well stocked borders and a thatched summer house. To the rear of the property, leading off the garden room, is a large patio area ideal for alfresco dining. Adjacent to this is a rose garden with feature archway leading through to a small kitchen garden. The main area of garden is laid to lawn, opening on to an area of wild garden, with paddock land beyond. In all the garden and grounds extend to approximately 3.5 acres.

General Information

Services: Mains water, electricity and drainage. Oil fired central heating.

Local Authority: South Kesteven T: 01476 406080 Council Tax Band H

Energy Performance Certificate (EPC): Exempt

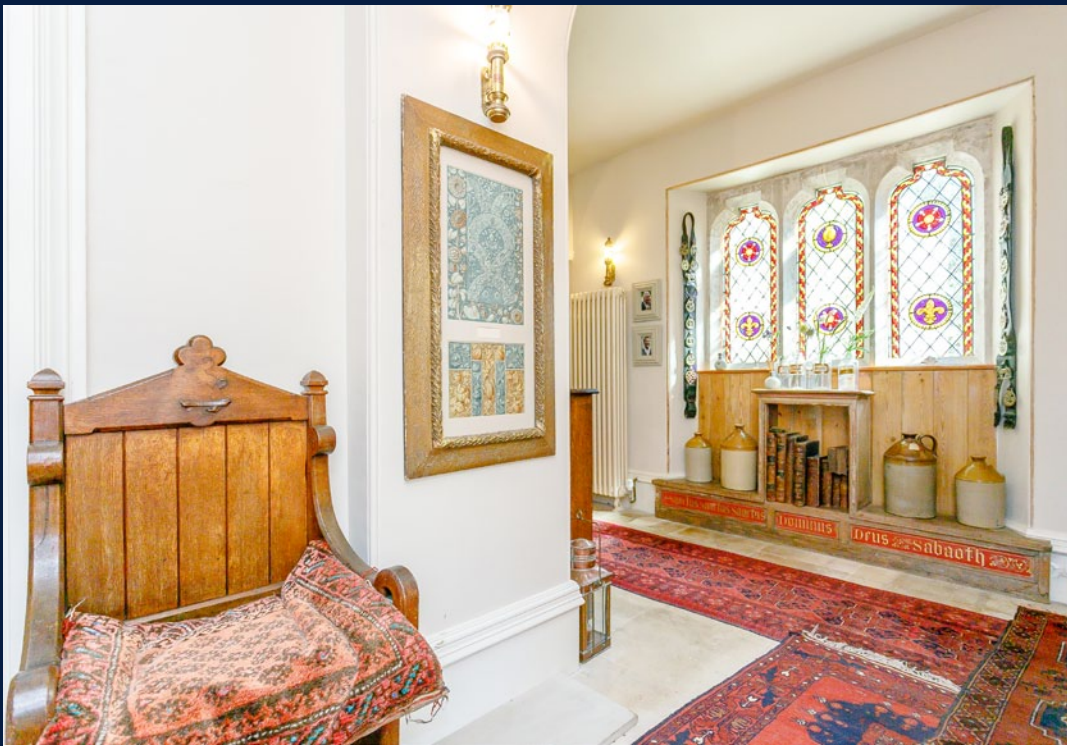
Tenure: The property is for sale Freehold with vacant possession available on completion.

Fixtures and Fittings: Carpets, some curtains and fitted kitchen appliances are included in the sale. Light fittings are specifically excluded as is garden statutory.

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

Date of Photography & Particulars: May 2019





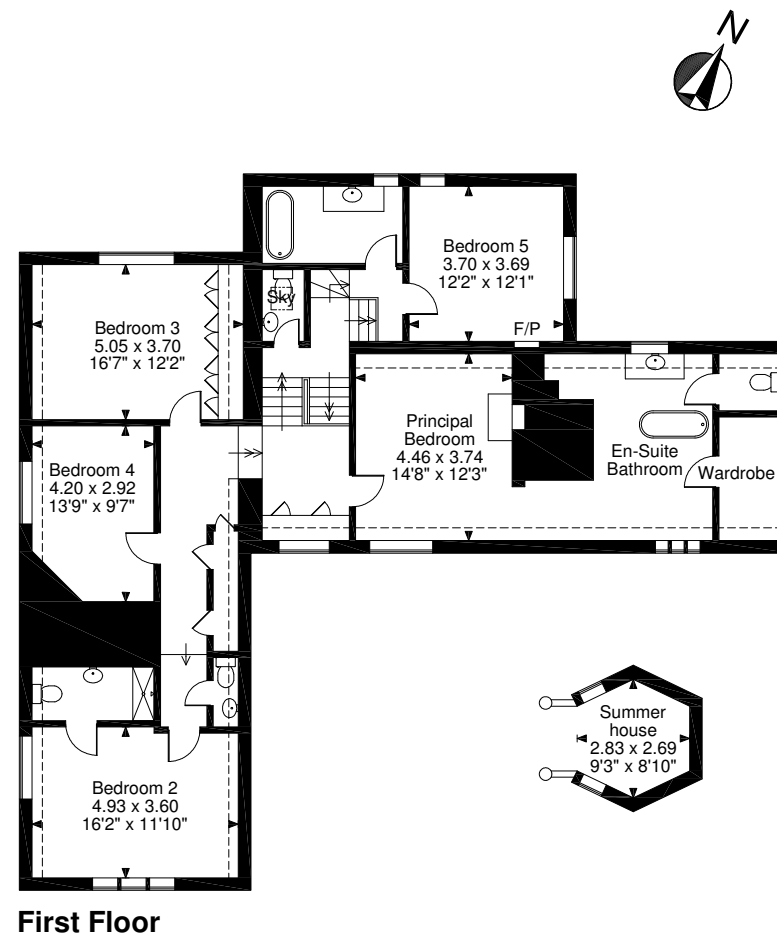
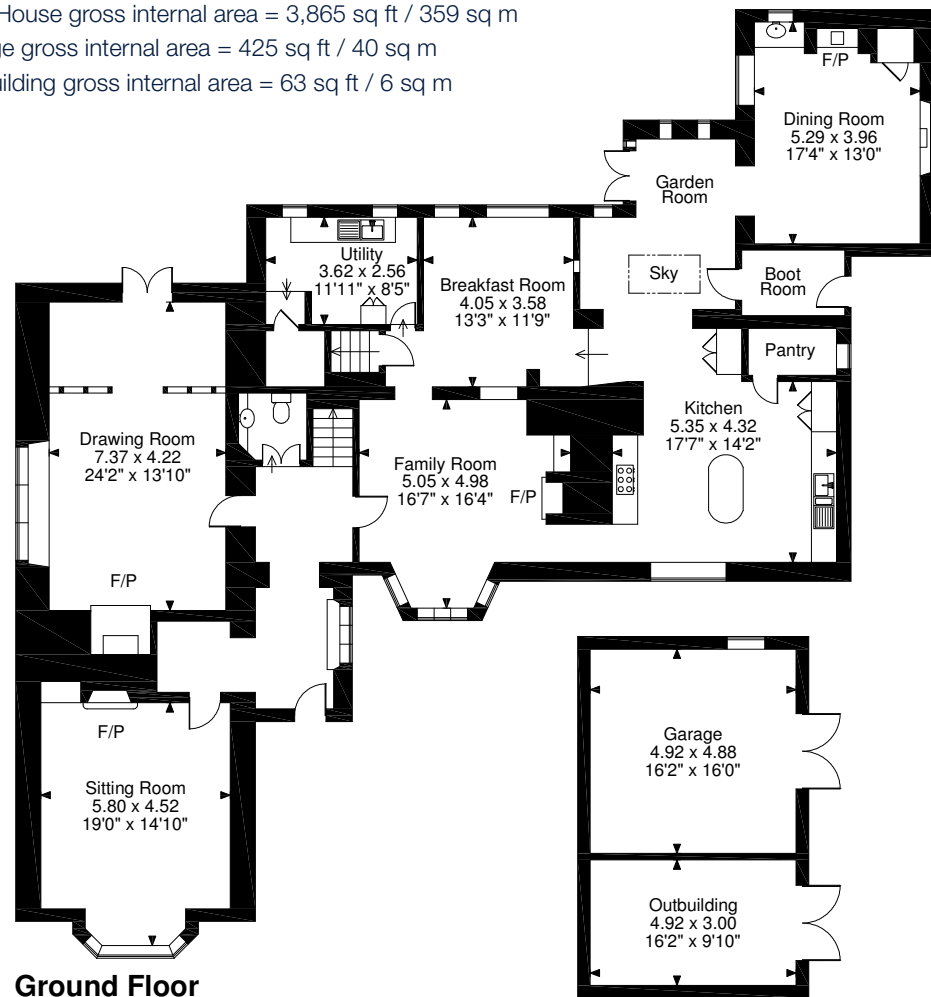


FLOORPLANS

Main House gross internal area = 3,865 sq ft / 359 sq m

Garage gross internal area = 425 sq ft / 40 sq m

Outbuilding gross internal area = 63 sq ft / 6 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□ □ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8383432/MKB

Savills Stamford

stamford@savills.com

01780 484696

savills.co.uk

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 190519NA