



# A Townhouse in Central Stamford

**The Old Salutation, 16 All Saints Street, Stamford, Lincolnshire, PE9 2PA**

Freehold

**savills**



Dining kitchen • Two reception rooms • Utility  
Cloakroom • Principal en suite bedroom • Two further  
bedrooms • Family bathroom • Basement study/play room  
Courtyard garden • Parking space

#### Local Information

A beautiful, vibrant Georgian market town, Stamford is 12 miles north of the Cathedral City of Peterborough. It offers excellent state and private education facilities, together with a wide range of national High Street and locally

renowned artisan retail and restaurant names.

The property is located off Red Lion Square in the town centre and within a Conservation Area. The St Paul's and St Martin's sites of Stamford School are within half a mile's walk, as is the town's railway station, which

currently has hourly services to Peterborough (connecting to London Kings Cross services) and to Cambridge; ideal for commuters. The town Meadows and Burghley Great Park also offer lovely walks.

#### About The Old Salutation

This attractive double fronted three-storey Grade II listed townhouse was, for about 70 years, a public house. It dates from circa 1776 and retains great character and period charm,

with high ceilings and large windows and with a private walled rear courtyard garden.

The front door enters into the dual-aspect, wood floored dining kitchen with fitted suite and built-in appliances. The rear living room has external access to the garden, as well as to a utility and cloakroom. Stairs descend from the kitchen to a basement study, which has potential for a fourth bedroom or play room.



The first floor sitting room is lovely with attractive street scene views. Bedroom two adjoins the family bathroom, whilst the en suite principal bedroom and third bedroom are at second floor level.

The owners benefit from the annual lease of a car parking space within the adjoining Masonic Centre's car park.

This was inherited from the previous owner and the sellers have been advised the Centre would be prepared to continue this agreement, should the new buyer wish to do so.

#### **Local Authority**

South Kesteven District Council  
T: 01476 406080.

#### **Council Tax**

Band E

#### **Energy Performance**

Certificate (EPC): Exempt

#### **Services**

Mains gas, electricity, water and drainage. Mains gas central heating

#### **Viewing**

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

#### **Date of Photography & Particulars**

August 2019

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**Main House gross internal area = 1,510 sq ft / 140 sq m**

Quoted Area Excludes 'Outbuilding'

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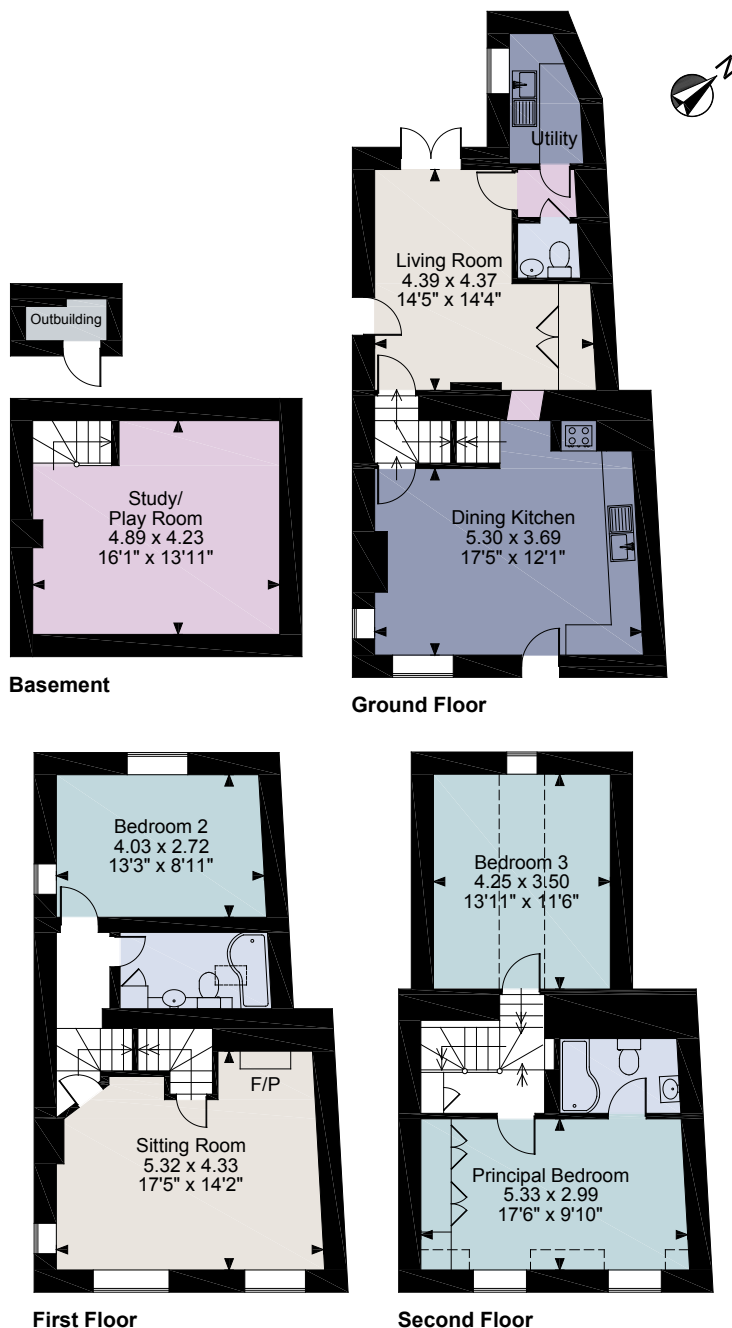
**01780 484 696**

jabbott@savills.com



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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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