



A substantial village house with annex, in 2.5 acres

Tinwell House, Tinwell, Stamford, Rutland PE9 3UD

Freehold





Five reception rooms • Kitchen/breakfast room • Study •
Five bedrooms (one en suite) • Family bath & shower
rooms • Seperate Annex • Main & secondary driveways •
Triple garage block • In all about 2.5 acres

Situation

The village of Tinwell is just a mile and a half west of Stamford and is well placed for access to the town, to the A1 for Peterborough railway station and Cambridge, and for access to Oakham (ten miles), Uppingham (11 miles) and Oundle (14 miles), each with their renowned schools. Stamford is well known for its schools and for Burghley House. It is well-serviced and a pleasant retail and social base, whilst its railway station offers direct hourly services to Peterborough and Cambridge and on the Birmingham Airport to Stansted Airport Midlands Cross Country line

About Tinwell House

Grade II listed and of ashlar stone and brick under a Welsh and Collyweston slate roof, this attractive house is discreetly positioned behind a protective stone wall which ensures an enviable degree of privacy within about 2.5 acres of mature gardens with a paddock.

The spacious reception hallway sets the tone to this generously proportioned house, framed by a 24' drawing room, with high

ceiling, stone fireplace, large windows and bow fronted French doors, and a snug. The hallway passes a cloakroom to the symmetrical, dual aspect dining room with marble fireplace, to the family room with French doors to the garden and a wood burning stove that separates this room from the kitchen.

The spacious kitchen has a central island and an extensive suite with a double oven Aga and separate electrical companion, with an adjoining utility and access to the cellar and to the garden.

There are five generous double bedrooms, three bath or shower rooms and a games room at first floor level. The three room principal suite is particularly generous, with bedroom, dressing room and en suite. Bedroom two is close to the full suite family bathroom, whilst a separate shower room is alongside bedroom four and the secondary landing. The secondary landing serves two further double bedrooms, separated by the 23' Games Room, with access directly from the kitchen via a rear staircase.



An adjoining one bedroom annex, accessed from the secondary driveway is currently used as a home office suite, with a generous living space with small kitchenette, a double bedroom and bathroom.

Outside

An expansive gravel driveway to the front of the house offers ample parking, complimented by well-stocked borders and mature trees, and leads to the triple garage block.

The gardens extend to 2.5 acres, or thereabouts, with mature trees defining the boundaries. The gardens lie to the rear of the property, with direct access from the kitchen and family room, with a large terrace adjoining the house.

The gardens are beautiful, with an extensive lawn that rises gently away from the house to a post and railed paddock.

General Information

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

Local Authority: Rutland County Council. Tel: 01572 722577.

Council Tax: House band G. Annex band B.

Tenure
Freehold

Energy Performance: Exempt.

Viewing

Strictly by appointment with Savills. 01780 484 696

Date of Photography: June 2020

Date of Particulars: September 2020





Approximate Floor Area = 510.0 sq m / 5490 sq ft
Annex = 30.0 sq m / 323 sq ft
Cellar = 32.0 sq m / 344 sq ft
Garage = 54.0 sq m / 581 sq ft
Total = 626.0 sq m / 6738 sq ft



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