



A detached house with garden, garage & parking

Rockleigh, Casterton Road, Stamford, Lincolnshire PE9 2YL

Freehold



Two reception rooms * Kitchen/breakfast room *
Principal en suite bedroom * Three further bedrooms *
Family bathroom * Terraced garden * Driveway parking *
Double garage * EPC: D

Local Information

The Georgian market town of Stamford is renowned for its architecture and was proclaimed the “finest stone town in England” by Sir Walter Scott. A fabulous place to live, it was the country’s first designated Conservation Area in 1967 and was named in The Sunday Times annual ‘Best Places to Live’ list 2019.

The town also offers a great standard of both state and private education for all age groups. The A1 bypasses Stamford, whilst the town’s railway station (0.8 mile walk) has hourly services to Peterborough (connecting to London Kings Cross services) and Cambridge on the Midlands Cross Country line.

About Rockleigh

Centrally positioned within a large and landscaped terraced garden, steps descend from the property’s detached double garage and parking, accessed off St John’s Terrace, or rise from Casterton Road through the gardens to the house.

Thought to originally date from the 1930s, but significantly extended and altered since, the house has, since 1995, been All Saints Church Vicarage. Not listed,

but within Stamford’s Conservation Area, it combines a convenient position close to the northern edge of the town’s centre with a good degree of privacy, south-westerly orientation and spacious layout.

Double glazed and centrally heated, the house requires some upgrading. The stairwell hallway is flanked by the sitting room, formerly the vicar’s office, and a large kitchen/breakfast room, with herringbone floor and fitted kitchen suite, with a utility beyond. A large, symmetrical dining room, with patio doors to the garden lies at the end of the hall.

At first floor, bedroom one has an en suite shower room. Bedrooms two and three are both generous double and, with bedroom four, are served by the full-suite family bathroom.

Outside

The house is centrally positioned within a sloping south-west facing garden, with flowering and shrub beds, trees, lawns and seating terraces. Parking and the double garage adjoin the northern boundary, whilst there is pedestrian access to Casterton Road.



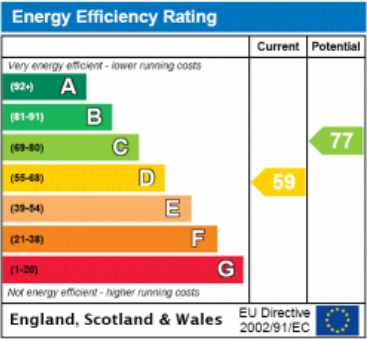


Approximate Area = 166.7 sq m / 1794 sq ft
Garage = 23.5 sq m / 253 sq ft
Total = 190.2 sq m / 2047 sq ft
Including Limited Use Area (1.1 sq m / 12 sq ft)
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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