



# An elegant and central Stamford townhouse

Whincups Yard, Wothorpe Road, Stamford, Lincolnshire, PE9 2JR

Freehold





Two reception rooms • Kitchen/dining room • Four double bedrooms • Three bath/shower rooms • Cloakroom • Utility room • Storage • Summerhouse • Parking • Walled gardens • EPC Exempt

### Situation

Stamford is an attractive and thriving Georgian market town, proclaimed by Sir Walter Scott as the 'finest stone town in England'. Famed for its Georgian street scene, Stamford supports an active community. The traditional weekly market continues, whilst the town centre supports a great variety of restaurants, hotels and boutique shops. Well known for its architectural landmarks, including The George of Stamford and Burghley House, amongst others, Stamford also offers a great standard of both state and private education for all age groups. The property is positioned just over half a mile from the three Stamford Endowed School sites and is a mere 200 metres from Stamford railway station. Trains are hourly services to Peterborough (connecting to London Kings Cross services) and Cambridge on the Midlands Cross Country line, with easy access to the A1 north and south.

### The Property

A handsome and well-proportioned stone townhouse with a wide frontage, tucked away in a central setting. The George of Stamford, Burghley Park and walks to open countryside are

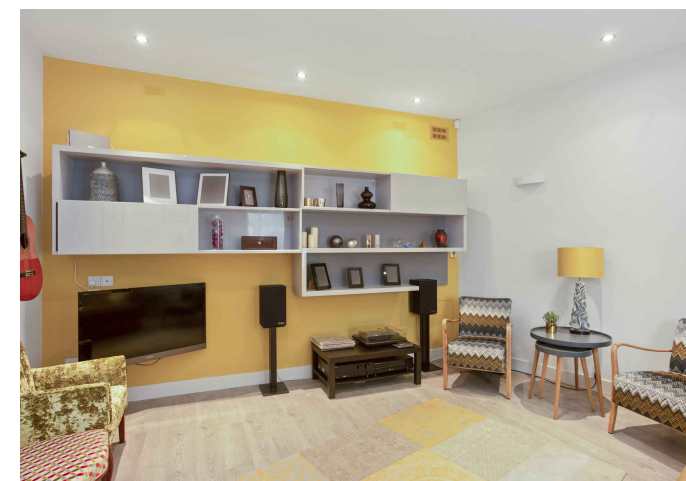
close by. There is easy access to the A1.

### Accommodation

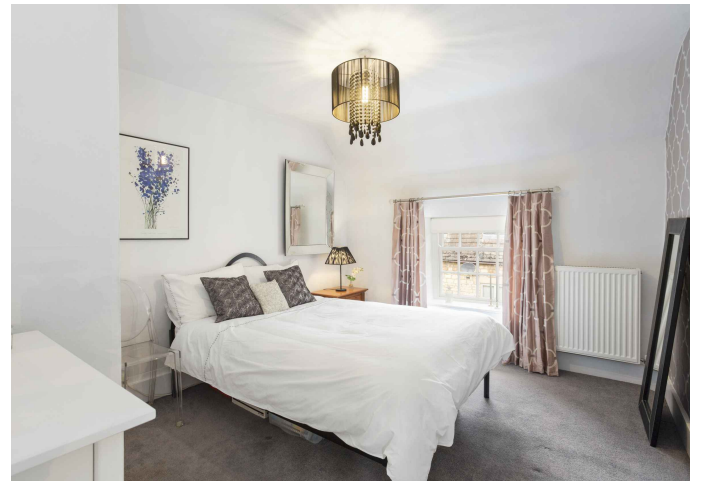
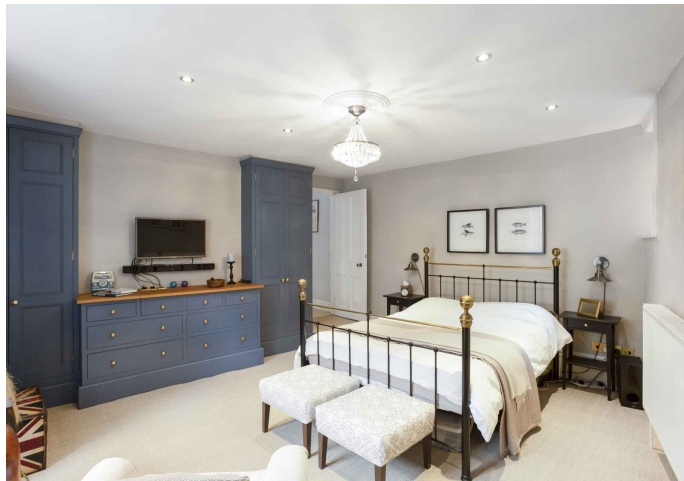
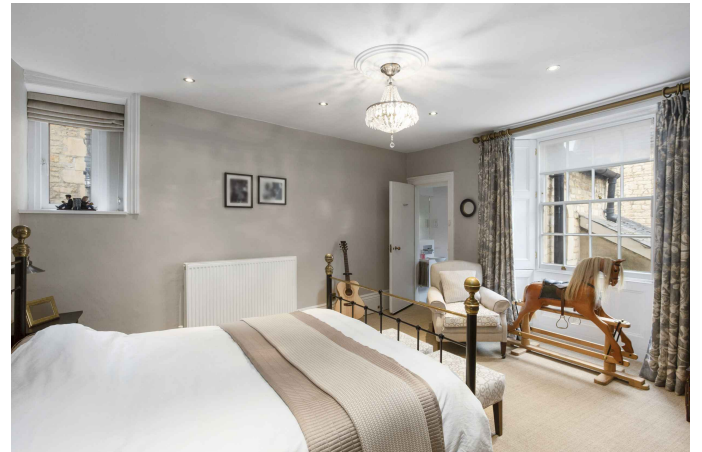
The accommodation is bright and deceptively spacious, extending to over 2100 sq ft with generous room sizes throughout. On the ground floor, the property is entered directly into the kitchen/dining room, which features an AGA and a large space for a table. There is also a sitting room, storage/utility room and cloakroom. From the kitchen, stairs rise to the first floor which is dominated by a 27ft drawing room with wood burning stove. In addition there is a very large double bedroom with en suite shower room. The remainder of the bedrooms are on the second floor, including a principal bedroom with en suite shower room and built-in storage, two further double bedrooms and a family shower room. The south facing garden is walled and is designed in a low-maintenance courtyard style, with mixed borders and a paved terrace leading to a summerhouse with power, light and heating.

**Services:** Full mains services

**Local Authority:** South Kesteven District Tax Band G

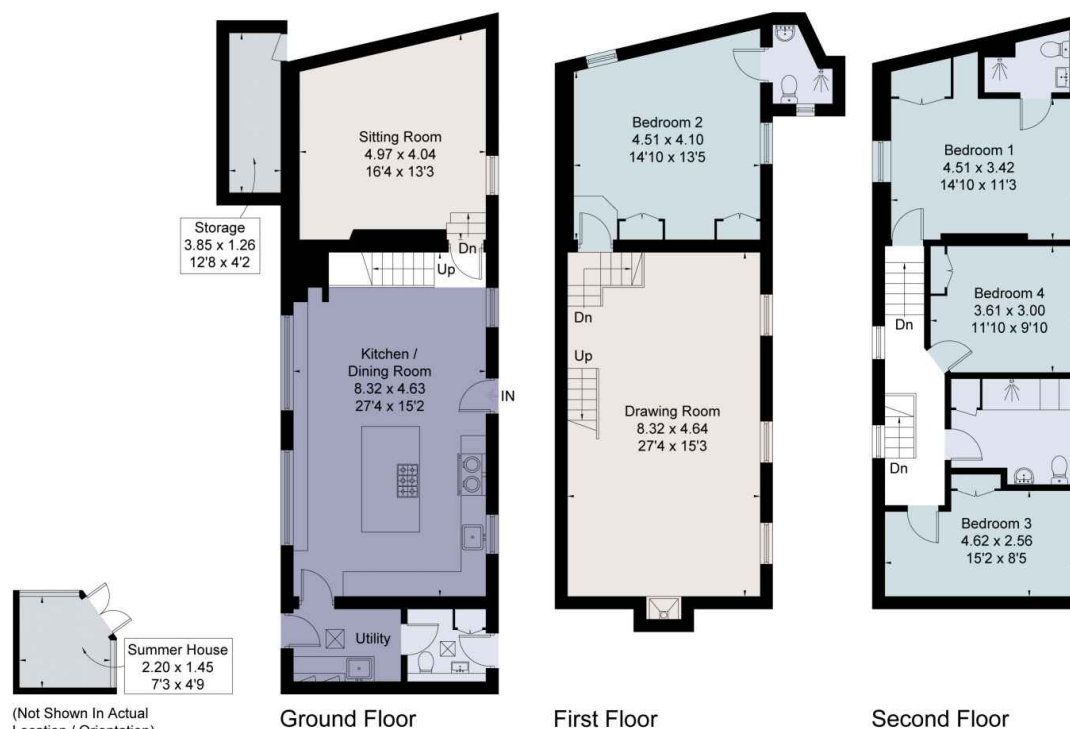








Approximate Area = 195.1 sq m / 2100 sq ft  
Outbuildings = 9.3 sq m / 100 sq ft  
Total = 204.4 sq m / 2200 sq ft  
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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