24 BAINTON ROAD

BARNACK

Fall in love with a beautifully renovated, detached, stone-built home full of charm and character, tucked away in a popular village just 10 minutes from Stamford.

STEP INSIDE...

Pull off a tree-lined road onto the large, gravelled driveway bordered by a pretty lawn.

A paved pathway fringes the attractive Clipsham stone exterior punctuated by newly fitted grey framed casement windows, smooth sills and lintels. A formal, contemporary oak front entrance door with frosted glazing to either side draws you inside to the bright entrance hallway.

Solid oak flooring and newly fitted internal oak doors cement the cosy contemporary theme throughout the home.

FLEXIBLE FAMILY LIVING

The first reception room to discover – currently used as a playroom – could also make an ideal formal dining room or home office. A deep-sill window overlooking the willow tree on the front lawn provides a peaceful vista.

On the opposite side of the hallway, double oak glazed doors reveal a spacious triple-aspect sitting room centred around a fireplace with a wood-burning stove beneath a characterful oak beam mantle. With winter drawing close, imagine cosying up with your loved ones by the fire, decorating for Christmas, or unwinding alone with a good book and a glass of wine.

A tastefully decorated cloakroom with lavatory lies straight ahead from the hallway.

HUB OF THE HOME

Through a glazed door the impressive kitchen dining room awaits. Drenched in natural light, this sociable space is the perfect place to gather family and friends, and the bi-fold doors open to bring the outside in – or tempt you out for al fresco dining.

The kitchen is fitted with a double Rangemaster cooker set within a range of duck egg blue Shaker-style base and wall cabinets, housing an array of fitted appliances and a run of pantry cupboards to one side. A large central island allows the chef to still be part of the conversation while rustling up a meal for family and friends in this sociable hub.

Keep your kitchen chore and clutter free with the separate laundry room that sits adjacent to the kitchen, fitted with built-in units, a second sink and space for further appliances.

RELAX & UNWIND

Ascend the staircase to a bright, galleried landing that flows into all four bedrooms. The two double rooms to the front can accommodate plenty of freestanding furniture and feature deep windows overlooking the front lawn. The fourth double to the rear offers dual-aspect views of the garden.

A fabulous family bathroom with sleek metro wall tiles and double rear windows lies between the fourth bedroom and the principal suite.

SUMPTUOUS RETREAT

Time now to explore the wonderfully extended principal bedroom, where you can soak up glorious views over the garden, and an indulgent walk-in dressing room boasting floor-to-ceiling built-in wardrobes, with space for a dressing table. Freshen up in your contemporary en suite.

STEP OUTSIDE

Throw open the bi-fold doors and make your way out to the expansive garden. A large terrace is the perfect place to entertain guests while children play on the lush lawn. This is the ultimate entertaining space. Fully enclosed, the well-tended garden has trees (including a fruiting apple tree) and pretty flower borders.

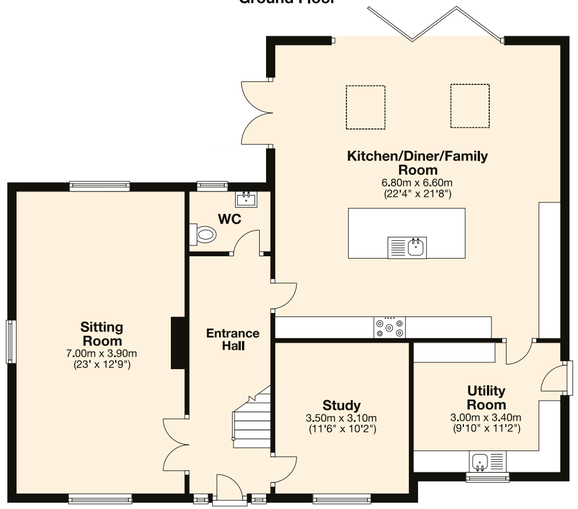
A stylish new oak summerhouse with glazed doors and windows provides the ideal space to work from home, or could easily be repurposed as a gym, studio or teenager's den.

THE FINER DETAILS

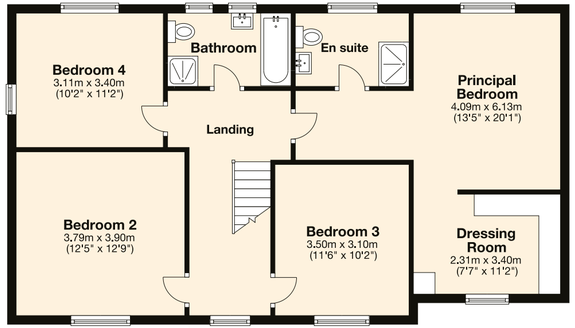
Freehold
Constructed 1960s
Approx 0.25 acre
Gas central heating
Mains electricity, water and sewage
Peterborough City Council, tax band E, £ 2,225.46 (2021/22)
EPC rating D

Ground Floor: approx. 108.7 sq. metres (1170.5 sq. feet)
First Floor: approx. 86.4 sq. metres (929.6 sq. feet)
Total area: approx. 195.1 sq. metres (2100.2 sq. feet)

Ground Floor



First Floor



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OUT & ABOUT

3.5 miles south-east of the famous Georgian market town of Stamford, Barnack village is home to the 'Barnack Beauty' apple variety and was once a source of stone for England's abbeys and cathedrals.

This history survives in the form of Barnack Hills & Holes National Nature Reserve – a remarkable wild space that has transformed what was once a limestone quarry used by the Romans. Also on your doorstep, Burghley House and Park is a 3-mile walk, with Rutland Water reachable in half an hour by car.

St John the Baptist's Church stands proud in the heart of the village, notable for its 11th Century Anglo-Saxon tower and a 12th Century spire. Nearby, Barnack Cricket Club is an inclusive club for juniors and seniors alike, with a bowls club adjacent to the pitch. Doors open to the public during the cricket season, with the clubhouse available for private hire.

Pop into the recently refurbished Millstone public house for some delicious food. Make sure you also check out The White Hart at Ufford and The Bertie Arms in Uffington, or head a little further to pick up fresh fruit and veg and local produce from Willow Brook Farm shop.

You only need to drive a few minutes in the other direction to explore Stamford's cobbled alleyways, hidden courtyards and water-side delights. Trains from Stamford run to London King's Cross in 90 minutes, or St Pancras International is 120. Alternatively, hop on the A1 to reach London in an hour and a half.

For the children's education, there's a local primary school and pre-school just minutes' walk from the home. School bus services from the village run to Stamford Endowed Schools and Peterborough, so you'll never be short of options.

LOCAL DISTANCES

Stamford 3.5 miles (8 minutes)
Market Deeping 6.5 miles (14 minutes)
Peterborough 12 miles (19 minutes)

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UNIQUE HOMES

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