

Parkfield Road
Ryhall, Stamford, PE9 4ER
Price Guide £675,000

Richardson

Parkfield Road

Ryhall, Stamford, PE9 4ER

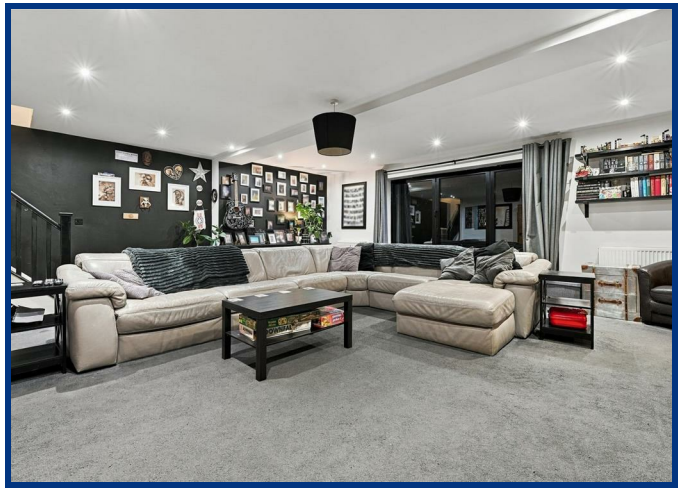
Key Features

- Substantially extended four-bedroom detached home in Ryhall, Rutland, near Stamford
- Family living room with bi-fold doors, plus separate study and snug
- Approximately 0.13-acre plot with paved seating area, large shed and countryside views
- Open-plan Wren kitchen/dining room with vaulted ceiling and French doors
- Principal bedroom with en-suite and walk-in wardrobe, plus family bathroom
- Off-road parking for several vehicles with EV charging, Viessmann boiler, council tax band C

4

2

3







A four-bedroom detached home on Parkfield Road in the Rutland village of Ryhall, near Stamford. The house has been extended on both floors and the former garage converted, creating three reception rooms in addition to an open-plan kitchen/dining room.

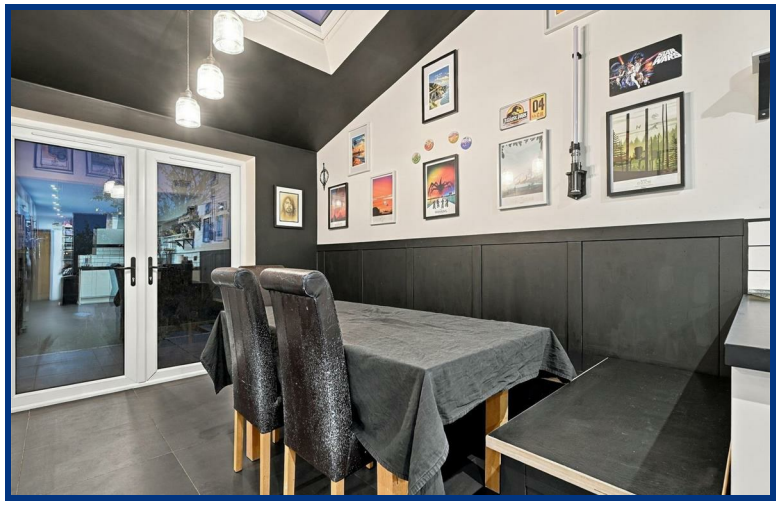
The kitchen/dining room is the centre of the house. Fitted by Wren, it has a vaulted ceiling and French doors to the garden, with a utility room and WC beyond. The family living room benefits from bi-fold doors which open onto the garden. A study and snug lead off the entrance hall, separate from the main living areas and are suited for home working and a second sitting room.

On the first floor, the principal bedroom has an en-suite shower room and walk-in wardrobe. Three further bedrooms are served by a family bathroom.

Heating is by a Viessmann gas boiler, and the double glazing has been replaced throughout.

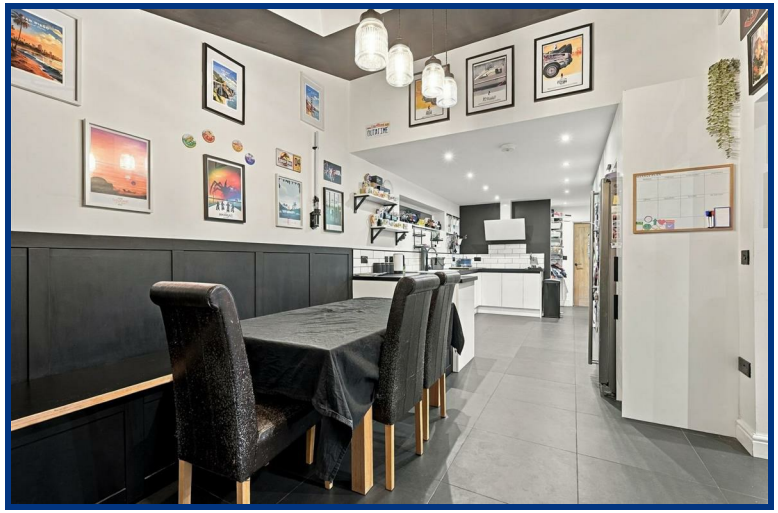
The plot measures approximately 0.13 acres. The enclosed rear garden has fields to the rear a paved seating area beside the house for outdoor dining, and a large shed. The front provides off-road parking for several vehicles, an EV charging point and side access.

Ryhall is a village of around 1,000 residents on the A6121 between Stamford and Bourne. It has a 13th-century parish church, St John the Evangelist, a village hall that hosts events through the year, a post office, a village shop and a pub. Ryhall C of E Academy provides primary schooling in the village, with Casterton College Rutland (ages 11–18) and Stamford Endowed Schools nearby. Stamford railway station is approximately 2.5 miles away, Burghley House approximately 3 miles and Rutland Water approximately 8 miles, with the A1 close by.













Entrance Hall

Snug
18'0" x 9'10" (5.50m x 3.02m)

Living Room
20'7" x 20'6" (6.28m x 6.25m)

Kitchen/Diner
22'3" x 10'5" (6.80m x 3.20m)

Utility Room

Cloakroom

Study
16'1" x 12'7" (4.92m x 3.85m)

Landing

Bedroom
17'3" x 12'7" (5.28m x 3.85m)

Dressing Room
6'9" x 5'8" (2.08m x 1.73m)

Shower Ensuite

Bedroom
16'11" x 10'7" (5.17m x 3.23m)

Bedroom
16'11" x 9'10" (5.17m x 3.01m)

Bedroom
9'10" x 9'7" (3.01m x 2.93m)

Bathroom

External Notes
Paved driveway providing ample off-road parking for several vehicles, an EV charging point and side access. South-Easterly facing rear garden with paved patio, lawn and shed.

Tenure
Freehold

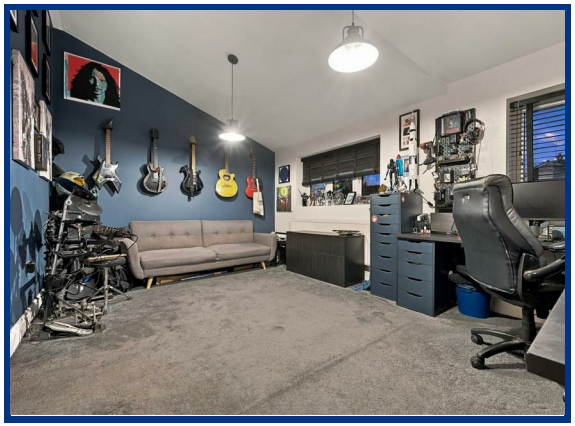
Council Tax
Council Tax Band C
Rutland County Council

Services
All mains services connected. Gas central heating

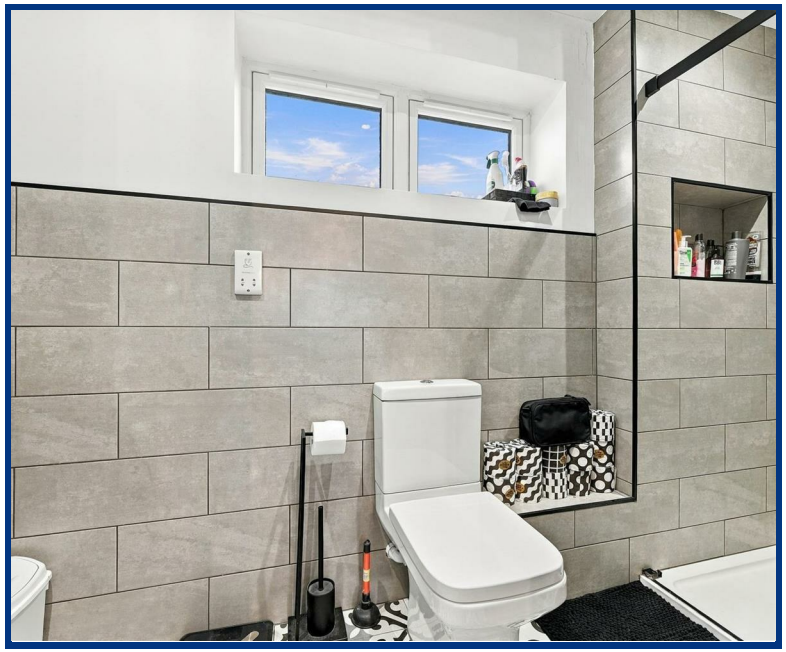
Communications
According to Ofcom: Superfast Broadband is available
According to Ofcom: Mobile coverage outdoor coverage is likely with, O2, EE, Three & Vodafone

Viewing
Strictly by appointment with Richardson Estate Agents 01780 762433.












X Rocker


Love



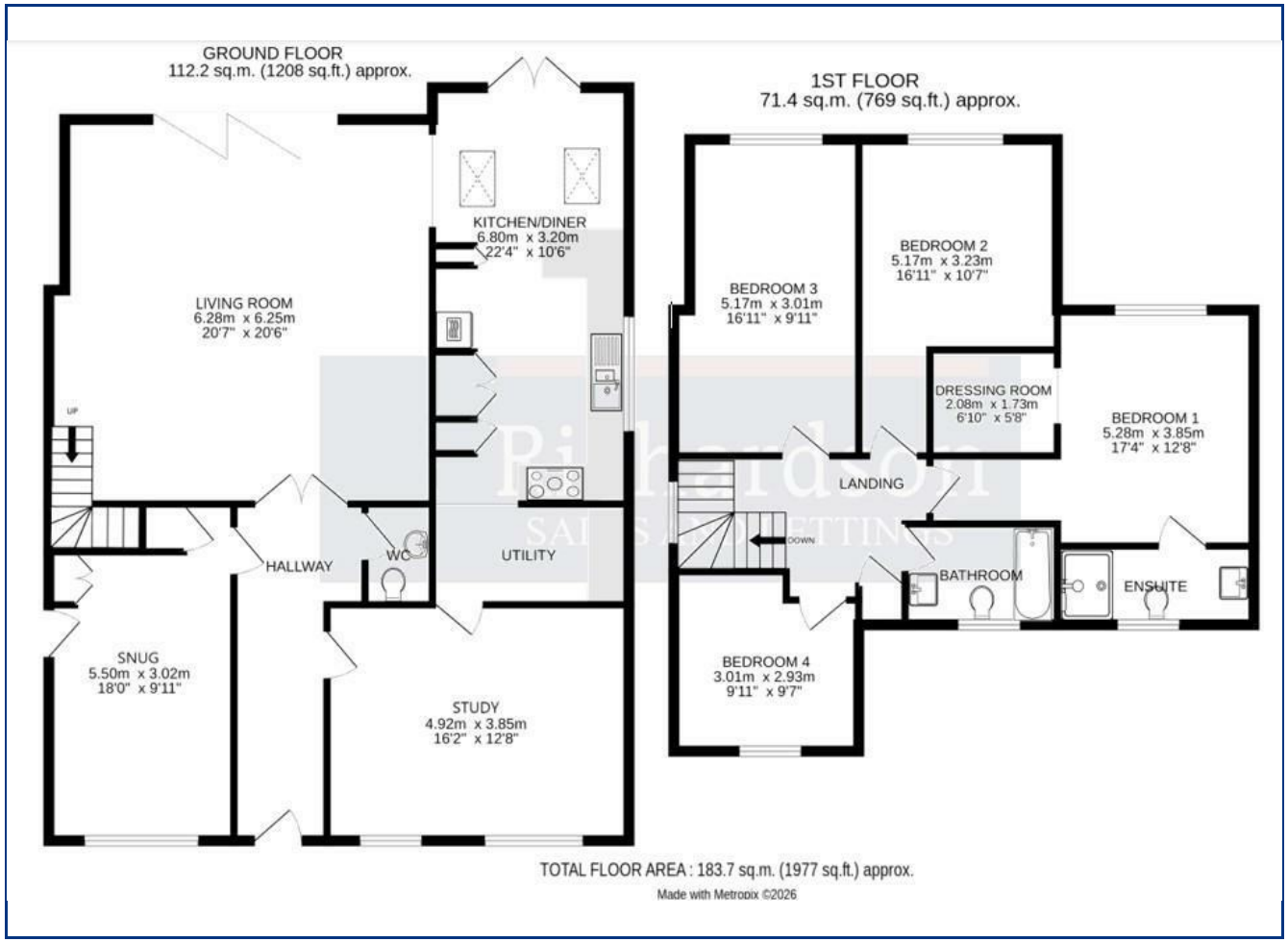








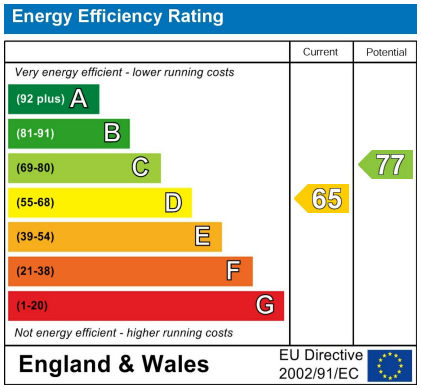
Floor Plan



Area Map



Energy Efficiency Graph



IMPORTANT NOTICE - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:
1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Richardson has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Richardson, nor enter into any contract on behalf of the vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

MEASUREMENTS AND OTHER INFORMATION - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.

MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.

WHY CHOOSE RICHARDSON?

We are Stamford's leading independent Chartered Surveyors & Estate Agents priding ourselves on providing the highest standards of advice & services relating to all Residential, Commercial and Agricultural property matters. We operate to the property industries highest professional qualifications providing you with the peace of mind that your property needs will receive unparalleled service levels and dedication.

Our heritage dates back to 1812 from where we have evolved through to today where we embrace our core traditional values which operate alongside a modern approach to property agency and IT systems. Our history and background provides us with a wealth of knowledge of the local property market from which we trust you will enjoy the benefit.

Our warm, friendly team are here and ready to help with any property enquiry.

Our Stamford Office

