



The Grange

Bourne Road, Carlby, Stamford, Lincolnshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A Grade II listed house, just north of Stamford, with 4 bedrooms, a separate office building and mature grounds

A handsome, 4 bedrooomed, Grade II listed property set in mature gardens of over two acres with a versatile office building and two garages, located just north of the village of Carlby and equidistant between Stamford and Bourne



4 RECEPTION ROOMS



4 BEDROOMS



4 BATHROOMS



GARAGING AND OFFICE BUILDING



2.2 ACRES



FREEHOLD



RURAL/VILLAGE



2,803 - 4,527 SQ FT



GUIDE PRICE £950,000



The property

The Grange, which is Grade II listed, is believed to sit on the site of a pre-reformation grain store which supplied the monastery in Stamford. The current house pre-dates the 1500s with later additions in the 1800s, the pitched porch being the most recent extension dating 1847.

The front door leads to a reception hall with a cloakroom to the left and a dual-aspect drawing room to the right which has views of the south facing gardens and countryside beyond. Original features abound with a fireplace with wooden surround, cornicing and ceiling rose. Opposite is a sitting room with open views over the west over the garden. Further along the flagstone corridor is a study with built-in bookshelves. The dining room has a stone surround fireplace housing a log burner and views eastern gardens and can be reached via either the kitchen or the utility. The kitchen-breakfast room is dual-aspect with three French doors providing access both east and west. The shaker-style cabinetry provides ample storage space and the kitchen island, further preparation space. To either side of the oil-

fired Aga there is seating and storage. In addition, there is an electric oven and hob. The built-in furniture comprises; dishwasher, fridge and freezers. Off the kitchen-breakfast room there is a utility with built-in cabinetry, sink and washing machine, and a boot room that opens onto the driveway of The Grange, which the current owners use as the main entrance to the property.

The main staircase is located in the heart of the home and the galleried landing provides access to two double bedrooms at the front of the house, both of which have high ceilings, en suites and original fireplaces. A third double bedroom, also with an en suite shower room, completes the first floor to the main staircase.

From the dining room, a secondary staircase leads to a single bedroom, a dressing room and, beyond, an en suite. A cubby-hole door through the beam work into a large storage room. In contrast to the other bedrooms, the beam work and eaves are representative of the older part of the property and skylights in the rooms allow for natural light to flow in.







Outside

A gravel driveway leads from the main road to the rear of the house via a central roundel. To the east of this driveway is a large single storey office building which provides over 1100 sq ft of versatile space and includes various meeting rooms, a kitchenette and WC. To the south of this are two stables, now utilised as two garages and a garden store.

To the west is a lawned area flanking the driveway hedge with a mature Walnut tree, separated from the formal westerly lawn via a yew pathway which leads to the western boundary line and a greenhouse. Beyond is a grass track, bordered by laurel, with gated access to the main road. To the south is a small orchard with rose beds opposite and a working well. A stone bridge crosses the stream and onto an arboretum which has an array of specimen trees underplanted with spring bulbs. The south boundary is fenced and has views of the countryside beyond. The garden continues to wrap around the house to the east with beds of roses, lavender and box pyramids. The eastern lawn rises to the dining terrace complete with pond, and summer house adorned in wisteria.

Location

The Grange sits adjacent three other properties, just north of Carlby, which has a thriving village hall hosting numerous activities. Ryhall, just three miles south, has two pubs, a primary school, village shop, post office, library and sports ground. Beyond, Stamford has a wealth of shops, leisure facilities and restaurants. Peterborough has an East Coast main line rail station with high-speed trains to London Kings Cross. The area has excellent private schooling at Witham on the Hill, Copthill and Stamford, and slightly further afield at Oakham, Uppingham and Oundle. Nearby Bourne Grammar School has been rated Outstanding by Ofsted.

Recreational facilities in the area are well catered for with Rutland Water and its nature reserve to the west providing sailing, fishing, scenic walks and a cycle route. There are golf courses at Burghley Park, Toft, Greetham and Luffenham Heath, and ample local, countryside walks to enjoy from the doorstep of The Grange.



Distances

- Stamford 5 miles
- Bourne 5 miles
- Oakham 15 miles
- Peterborough 15 miles
- Uppingham 17 miles
- A1 5.5 miles

Nearby Stations

- Stamford 6 miles
- Peterborough 15.7 miles
- Grantham Station 20.5 miles

Key Locations

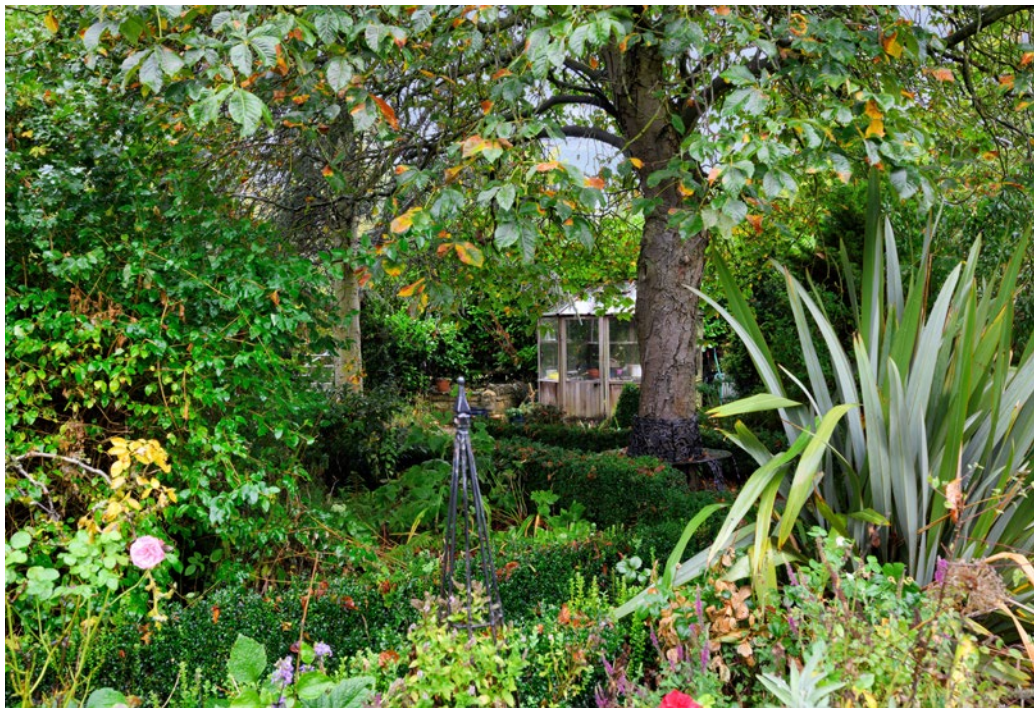
- Burghley House
- Rutland Water
- Grimsthorpe Castle
- Bourne Woods nature reserve
- Lincolnshire Wolds

Nearby Schools

- Witham on the Hill
- Stamford
- Bourne Grammar
- Oakham
- Brooke Priory
- Catmose College
- Uppingham
- Uppingham Community College
- Oundle









The position & size of doors, windows, appliances and other features are approximate only.

☐☐☐ Denotes restricted head height

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Floorplans

House internal area 2,803 sq ft (260 sq m)

Offices internal area 1,128 sq ft (105 sq m)

Garage internal area 596 sq ft (55 sq m)

Total internal area 4,527 sq ft (420 sq m)

For identification purposes only.

Directions

PE9 4LU

///what3words: commutes.curries.guides takes you to the entrance

General

Local Authority: South Kesteven Tel: 01476 406080

Services: Mains water and electricity are connected. Oil-fired central heating and hot water. Private drainage. We understand that the private drainage at this property may not comply with the relevant current regulations. Further information is being sought

Broadband: Ultrafast fibre (currently via Gigaclear)

Mobile phone coverage: Information can be found here <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Council Tax: F (£3,444 for 2024/25)

EPC Rating: G

Fixtures and Fittings: As per contract

Wayleaves and easements: The property is sold subject to any wayleaves or easements whether mentioned in these particulars or not.

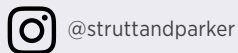
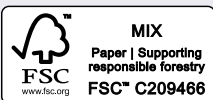
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