

Manor Farmhouse,  
Braceborough, Stamford



Strutt  
& Parker

Land and property. Since 1885.

4,876 sq ft (453 sq m) | 5 reception rooms | 5 bedrooms | 5 bathrooms  
Triple garage | Approximately 5 acres | Freehold | Village

**Guide price £2,150,000**



A handsome Grade II listed period farmhouse with five bedrooms, picturesque gardens and paddock, in a highly desirable and idyllic village setting, within easy reach of historic Stamford

The property

Manor Farmhouse is an exceptional detached period house, extensively refurbished in recent years, featuring a wealth of charming original details, including exposed timber beams and handsome fireplaces, set within delightful gardens and grounds, nestled within thelea of the village church.

The ground floor comprises five comfortable and highly versatile reception rooms creating an excellent balance of formal and informal living space. These include a well-proportioned sitting room with east- and west-facing windows, painted panelled walls and a splendid stone-built fireplace fitted with a stove. Also located on this level are a formal dining room, a study, a playroom and a sunny garden room with a vaulted ceiling, a fireplace with a log burner and dual French doors opening onto the gardens. At the heart of the ground floor, the sociable kitchen and breakfast room provides additional everyday living space, featuring tiled flooring, farmhouse-style units and an Aga, along with storage provided by a pantry and adjoining utility room.

Two staircases rise to the first floor, where two well-appointed bedrooms are located, both benefiting from en suite facilities. The principal bedroom also features a generous dressing room and extensive bespoke storage. The second floor offers a further three double bedrooms, all en suite, with one additionally benefiting from a dressing room.

The property is set within beautifully maintained gardens, designed by Bunny Guinness with extensive open views, including pristine lawns, ornamental planting with well-stocked beds, patio areas for al fresco dining and a vegetable garden, as well as a heated outdoor swimming pool with its own sun terrace. Beyond is a large paddock which could be used for livestock or horses. Gates at the entrance open onto a gravel driveway leading to the house and a large parking area, from which a detached triple garage is accessed. Additional outbuildings include a pool house, a sun room and a cottage with a home office.





### Location

The property is situated in the peaceful rural village of Braceborough, set in the rolling countryside, six miles from the Georgian town of Stamford. Braceborough has a parish church and a village hall. The handsome town of Stamford offers a comprehensive range of amenities, including independent shops, supermarkets, restaurants and cafés along its historic streets. Schooling in the area is well served, with a primary school in nearby Baston and secondary schooling available in Stamford, including the well-regarded independent Stamford Endowed Schools. Further highly regarded schooling options in the region include Witham Hall, Oakham School, and Uppingham School. Leisure facilities include Tallington Lakes Leisure Park and Burghley Park Golf Club. The A1 is less than seven miles away, while Peterborough Station is approximately 13.7 miles away, with excellent connections to London King's Cross.

Postcode region: PE9

### General Information

Local authority: South Kesteven District Council  
 Services: Mains water, electricity, and sewerage to private system (which we understand to be compliant).

Council Tax: G

EPC rating: C

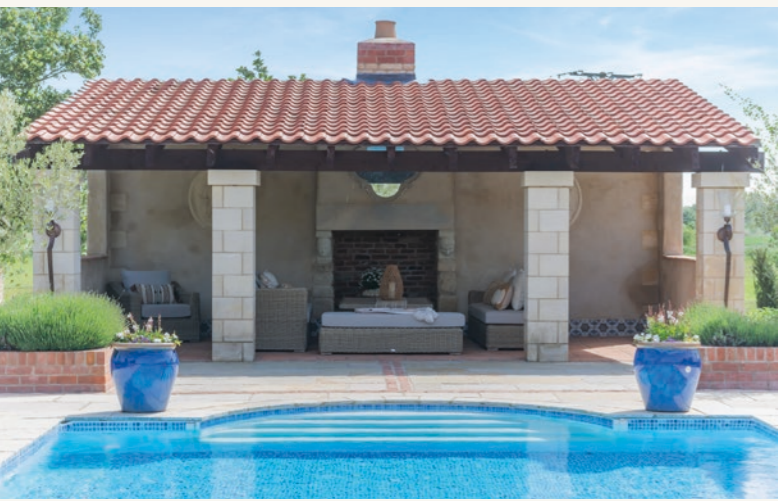
Tenure details: Freehold

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Overage: The paddock land is sold subject to an existing overage on future non-agricultural development. Further details will be provided.

Agents note: the vendor of this property is a relative of an employee of Strutt & Parker.





Main House 453 sq m (4876.1 sq ft)  
 Outbuildings Approx 81.8 sq m (880.9 sq ft)  
 Plus Garages Apprpx 62 sq m (667.5 sq ft)  
 For illustrative purposes only






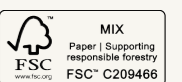
## National Country House Department

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