

# FREMENS COTTAGE

STAMFORD

If a beautiful stone-built, link-detached cottage nestled in a leafy corner close to the centre of the Georgian market town of Stamford sounds like an idyllic dream, then Freemens Cottage will make it a reality. Set in a conservation area and boasting fabulous meadow views, three floors of charming living space including a stunning kitchen-diner, a large formal sitting room, four bedrooms and two bathrooms, with a pretty south-facing garden backing onto meadows, we're sure you'll feel right at home here.



## AN INTRIGUING PAST

Legend has it that the quiet no-through lane that leads to the home gained the name 'Melancholy Walk' because, centuries ago, prisoners were herded along here on their way to the gallows outside of the town. Others say that Melancholy Walk refers to the quiet contemplation of monks who lived in the ancient Austin Priory (Melancholy Walk leads off Austin Friars Lane).

Ponder this interesting history as you approach, noticing the mill stream from the River Welland running along the boundary of the neighbouring garden across the lane, with paddock views just beyond. A footpath extends into the distance, providing a peaceful walk to Stamford Meadows.

The property itself was originally part of a Victorian terrace of seven cottages, constructed in 1838. Since then, it has been converted into two unique homes, with their character preserved by the stone façade and Collyweston slate roof. With open land to the rear of the cottage, a scenic backdrop that changes with the seasons is nothing but a boasting point.





## A WARM WELCOME

Turn in through the stone archway linking the two cottages onto a shared gravelled driveway, where you will find plenty of parking and a double garage with an electric up-and-over door. A stone wall screens the south-facing garden, granting privacy, while a side gate allows for easy access.

Return under the arch to enter the home, stepping into a bright, spacious and cosy hallway featuring engineered oak flooring, which continues throughout the ground floor.

In the hallway, large windows to the front and rear illuminate this wonderful reception area, including one big enough to house a seat and a frosted window to the front placed at the turn of the oak staircase.

Directly in front of you is a modern cloakroom that matches the design of the bathrooms to the upper two floors, with a cupboard for coats and shoes beside it.



## COSY CONTEMPORARY DESIGN

Continue along the hallway into a fabulous spot-lit kitchen-diner with two doors to the rear garden – fabulous for entertaining, perfect for summer parties or just savouring a continental breakfast on the patio. Deep-set windows also offer a pleasant view over the quiet lane and the rear garden.

The kitchen and dining areas are partly divided by a chimney breast, promoting a calm atmosphere during mealtimes. With enough room for a table to seat up to twelve people, plus space for a sideboard, drawers, or antique furniture of choice, you won't need much of an excuse to host a big family get-together.

The sleek and stylish kitchen has a great variety of cream units topped with attractive granite worktops providing ample food preparation space. The cream tiled splashback and lighting beneath the wall units ensure the granite surfaces really pop. With an inset sink, integrated fridge, freezer, NEFF double ovens, induction hob and extractor, dishwasher and washing machine, you have everything you need on hand.





What the owners love...  
 “We feel lucky to have lived in this light, spacious home. So close to the town centre with all it has to offer, yet blessed with privacy and the most fantastic views across the meadows, Freemens Cottage is a wonderful home.”

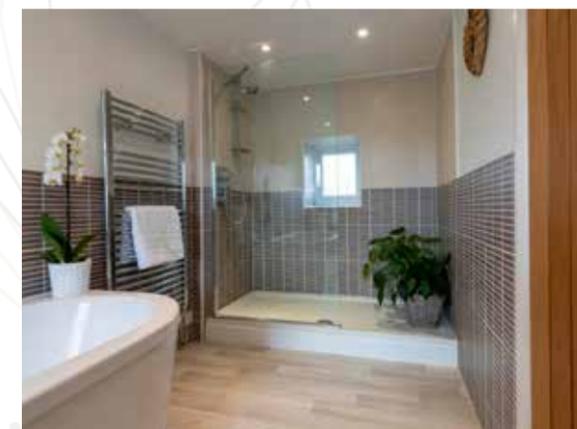
## REST, RECLINE & RELAX

A walkway through from the kitchen leads back to the hallway, where the oak staircase ascends to the first floor landing. Here you will discover a modern bathroom with a four-piece suite framed by elegant tiling and pretty country views. The bathroom also boasts a double walk-in shower, centrally heated and electric towel rails, basin and loo.

The next door along takes you the fourth bedroom – a carpeted single currently used as a study benefiting from built-in bookshelves and yet more wonderful views.

At the end of the first-floor landing is a large sitting room/snug and study area, where a ‘see-through’ central feature fireplace creates a natural focal point. Entering this charming room, you will appreciate the history of the home. Feature wallpaper brings extra ambience to the seating area, where you can relax and gaze out across the garden and meadows.

The airing cupboard and large combi boiler can be located on this floor.



## MORE TO DISCOVER...

The oak staircase continues to the second floor. A further shower room with views contains a walk-in shower, basin and loo and echoes the décor of the bathroom below. For those chilly mornings, a spa-like heated seat has been installed.

All the bedrooms to this floor have been thoughtfully decorated to include neutral tones, soft carpeting and tasteful feature wallpaper. They benefit from a fantastic vantage point over the surrounding fields and meadows.

The third bedroom is a pleasant single that could be a charming nursery or child's room. The next bedroom is a good sized double and also contains a fitted cupboard. The principal bedroom can be found to the end of the landing. This delightful room is filled with natural daylight with windows to two aspects.



## STEP OUTSIDE

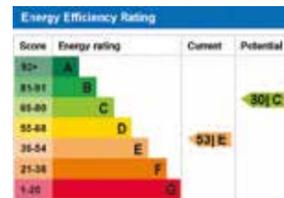
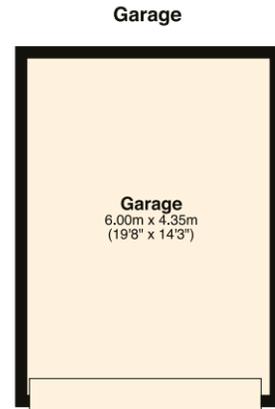
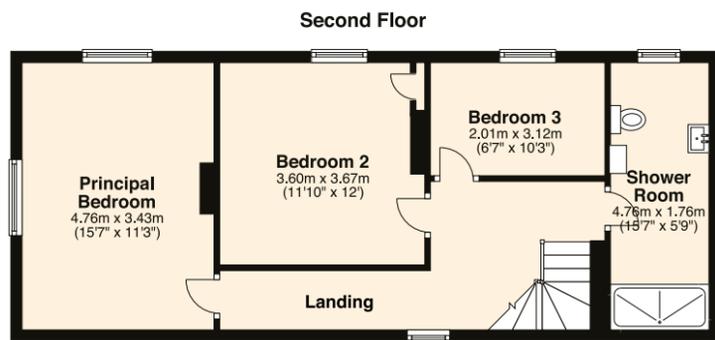
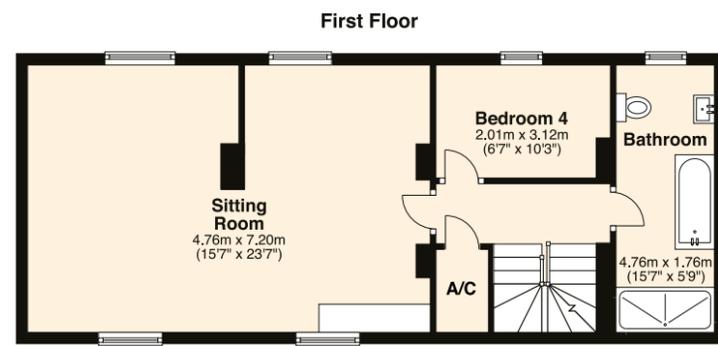
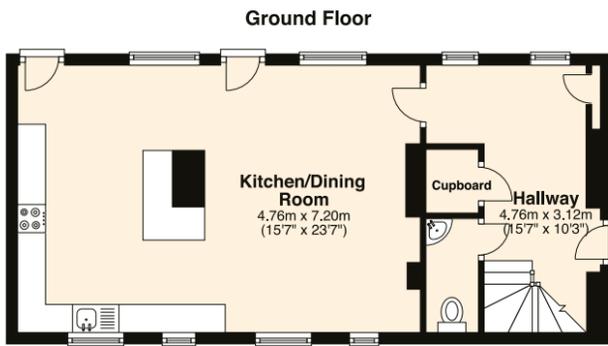
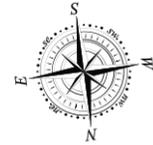
The south-facing, enclosed rear garden is separated into a lawn, BBQ terrace and patio, and a gravelled vegetable patch with sleeper beds and a greenhouse. The open fencing maximises the unspoilt scenery surrounding the home. A healthy range of shrubs add colour and texture to this low maintenance outdoor haven.



# THE FINER DETAILS

Originally constructed 1838 and later converted  
 Freehold  
 Link detached double garage  
 Gas central heating  
 Mains electricity, water and sewage  
 South Kesteven District Council, tax band G,  
 £2,898.30 (2020/21)  
 EPC rating E  
 Plot size 0.08 acres  
 Conservation area

Ground Floor: approx. 49.5 sq. metres (533.1 sq. feet)  
 First Floor: approx. 58.4 sq. metres (628.2 sq. feet)  
 Second Floor: approx. 58.4 sq. metres (628.2 sq. feet)  
 Garage: approx. 26.1 sq. metres (280.9 sq. feet)  
 Total area: approx. 192.4 sq. metres (2070.5 sq. feet)



NOT IN ACTUAL POSITION

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## ON YOUR DOORSTEP

Within minutes, you can be exploring Stamford's narrow alleyways and hidden courtyards – home to a variety of speciality shops, jewellers and boutiques – dine and socialise in one of the Georgian town's many outstanding restaurants, pubs and eateries, or be picking up fresh local produce from the farmers' market.

Not far from Stamford, Rutland Water calls you for adventure on and around the reservoir. Closer to home, why not take a tour around the stately gardens of Burghley House, watch the yearly Horse Trials there, or practise your game at Burghley Park Golf Club?

Local schools include St Gilbert's C of E Primary, theatre and performing arts educational facilities, and a scattering of renowned independents including the Endowed Schools in the town.

Fast access to the A1 and A606 makes for easy travel to all the major towns and cities across Lincolnshire and Rutland. Nearby, Stamford Railway Station connects to London King's Cross in around 90 minutes, and St Pancras International in two hours.

### LOCAL INFORMATION:

- Oakham 12 miles (18 minutes)
- Uppingham 12 miles (22 minutes)
- Peterborough Railway Station 13.5 miles (19 minutes)
- Grantham 23 miles (29 minutes)



Freemens Cottage, Melancholy Walk, Stamford, PE9 2QN



To view please call the team on  
01780 437 360 | [team@pelhamjames.co.uk](mailto:team@pelhamjames.co.uk) | [pelhamjames.co.uk](http://pelhamjames.co.uk)