

GLEBE CORNER

ST MARTINS, STAMFORD, LINCOLNSHIRE

KING WEST











KING WEST

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An impressive five-bedroom home offering spacious family living, complete with a two-bedroom annexe, gated driveway, double garage and generous garden, all within walking distance of Stamford.

Glebe Corner

Pinfold Lane, St Martins, Stamford, Lincolnshire, PE9 2LS

Stamford Town Centre (0.5 miles), Oakham (11 miles), Uppingham (12 miles), Peterborough (16 miles) (Trains to London Kings Cross in approx. 50 minutes) (All times and distances are approximate)

- An exceptional detached family home offering versatile accommodation
- Welcoming entrance hall, utility room, study and ground-floor WC
- Open-plan kitchen-living-dining room with direct garden access
- Formal sitting room and dining room with adjoining garden room
- Principal bedroom with Juliet balcony and ensuite shower room
- A further ensuite double bedroom, and three bedrooms with family bathroom
- A two-bedroom annexe with open-plan kitchen-living, sitting room, study and utility
- A generous garden, laid to lawn with dining terrace and shed storage
- Gravel driveway, integral double garage and ample off-road parking
- Situated in a sought-after location within walking distance of Stamford town centre

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Situation

Widely regarded as one of England's finest market towns, Stamford is celebrated for its rich architectural heritage, handsome Georgian buildings, and exceptional quality of life, regularly featuring amongst national newspaper rankings of the country's best places to live. Positioned close to the heart of the town, Glebe Corner enjoys a highly convenient setting within easy walking distance of the station, boutiques, cafés, restaurants, leisure facilities, and everyday amenities, whilst also offering immediate access to the surrounding countryside.

The internationally renowned Burghley House hosts a variety of prestigious events throughout the year, including the celebrated Burghley Horse Trials, while nearby golf courses include Burghley Park Golf Club, Luffenham Heath Golf Club and Greetham Valley Golf Club. Rutland Water, approximately seven miles to the west, offers further opportunities for sailing, fishing, cycling, and birdwatching.

The area is particularly well regarded for its excellent schooling, with highly respected state and private education available locally and in nearby Bourne, Oakham, Uppingham and Oundle, alongside the renowned Stamford Endowed Schools.

For commuters, Stamford offers excellent transport links, with the A1 providing convenient access both north and south, together with links to the A14, A47, and the wider motorway network. Nearby Peterborough provides comprehensive shopping and leisure facilities, together with mainline rail services offering high-speed trains to London King's Cross.

Combining historic charm, outstanding amenities, and beautiful surrounding countryside, Stamford remains one of the region's most desirable places to live, with Glebe Corner perfectly positioned to enjoy all that the area has to offer.

Description

Occupying a generous position along the sought-after Pinfold Lane, Glebe Corner is an exceptional detached family home offering versatile living accommodation with contemporary interiors and expansive reception space. Complete with a self-contained two-bedroom annexe, substantial garden and excellent entertaining areas, the property is ideally suited to modern family and multigenerational living alike.

A bright entrance hall sets the tone on arrival, where a striking floor-to-ceiling window fills the space with natural light, beautifully complementing the wooden flooring underfoot. To the left, the impressive open-plan kitchen, living and dining area forms the heart of the home. The bespoke Bakehouse kitchen boasts extensive cabinetry, integrated appliances including a wine cooler, an instant hot and sparkling water tap, and underfloor heating throughout. A substantial central island, complete with an adjoining breakfast table, creates a sociable hub. French doors open directly onto the terrace and garden beyond, while dual-aspect views to both the front and rear elevations ensure the room is flooded with natural light throughout the day.

Beyond, the sitting room offers a welcoming retreat. Wooden flooring continues underfoot, while a wood burning stove, set within an exposed brick surround and flanked by bespoke shelving, forms an attractive focal point. Bifold doors open onto the garden, creating a seamless connection between indoors and out.

Adjoining the kitchen, the utility room offers additional storage and access to the garage, while the study beyond provides an ideal home working space with fitted desk and storage throughout.

To the opposite side of the hall, the dining room is a well-proportioned space. Wooden flooring extends through the room and into the adjoining garden room, where extensive glazing and French doors create a light-filled setting overlooking and opening onto the garden. Oak French doors also connect directly to the annexe.

Ascending the oak staircase, the principal bedroom is positioned at the end of the landing and enjoys an elevated outlook over the garden. Fitted wardrobes provide ample storage, while French doors open onto a Juliet balcony, drawing in natural light and framing the views beyond. The ensuite features twin sinks and a walk-in rainfall shower with underfloor heating, while air conditioning within the bedroom ensures year-round comfort.

Four further double bedrooms are arranged across the first floor. One benefits from an ensuite shower room with rainfall shower, while the remaining bedrooms are served by a well-appointed family bathroom with bath and overhead shower, along with a useful linen cupboard. The fifth bedroom offers direct access to the annexe, providing excellent flexibility for guests or extended family.

The self-contained annexe complements the main residence, offering highly versatile independent living accommodation. A welcoming entrance hall with wooden flooring leads through to a study, alongside a ground-floor shower room and WC. At the centre of the space, the triple-aspect kitchen-living room is light-filled and thoughtfully designed, featuring integrated appliances, bar seating and French doors opening onto the garden. A separate utility room provides additional cabinetry and practical storage, alongside a further sink.

To the first floor, a spacious family room enjoys excellent natural light, enhanced by air conditioning and a Juliet balcony overlooking the garden. The accommodation is completed by a bedroom with fitted wardrobes and a family bathroom with both a bath and rainfall shower, alongside twin heated towel rails. The principal bedroom benefits from extensive fitted storage, air conditioning and a well-appointed ensuite shower room with twin sinks and underfloor heating.

Outside

Approached through wooden gates, the property opens onto an extensive gravel driveway providing ample parking, alongside a double garage with up-and-over doors. A dedicated wood store and EV charger further enhance the practicality of this exceptional home.

To the rear, the well maintained garden is predominantly laid to lawn and thoughtfully arranged to create a wonderful setting for both family enjoyment and entertaining. An extensive dining terrace extends directly from the house, accessed via French doors from the kitchen, sitting room and garden room, allowing for effortless indoor-outdoor living. Mature planting is complemented by apple and plum trees, while four substantial sheds provide excellent additional storage.

Enjoying this generous plot in a highly sought-after position, Glebe Corner sits in the heart of Stamford, within walking distance of the town centre, combining a peaceful setting with unrivalled access to the town's vibrant shops, restaurants and amenities.

















General Remarks

Council Tax

Main House: Band E
Annexe: Band E (may qualify for Class W exemption)

Directions

From Stamford town centre, proceed south via St Mary's Hill, crossing the town bridge and continuing along High Street St Martin's. Turn right onto Kettering Road, then take the first left onto Pinfold Lane. Continue towards the end of the lane, where Glebe Corner will be found on the right-hand side.

Fixtures and Fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as curtains, light fittings and garden ornaments, are specifically excluded but may be available by separate negotiation.

Tenure

Freehold

Statutory Authority

South Kesteven

Services

Mains water, electricity, gas and drainage are connected. Gas central heating. None of the services have been tested by the agents.

Rights of Way, Easements, Way Leaves, Covenants

The property will be sold subject to the benefit of all existing rights, both public and private including rights of way, supply of drainage, water abstraction, electricity supplies and other rights, covenants, restrictions and obligations, quasi-easements and all wayleaves, whether referred to or not.

It may be necessary for rights and reservations to be made to provide services, access and maintenance to the properties if the property is not sold as a whole.

Viewing

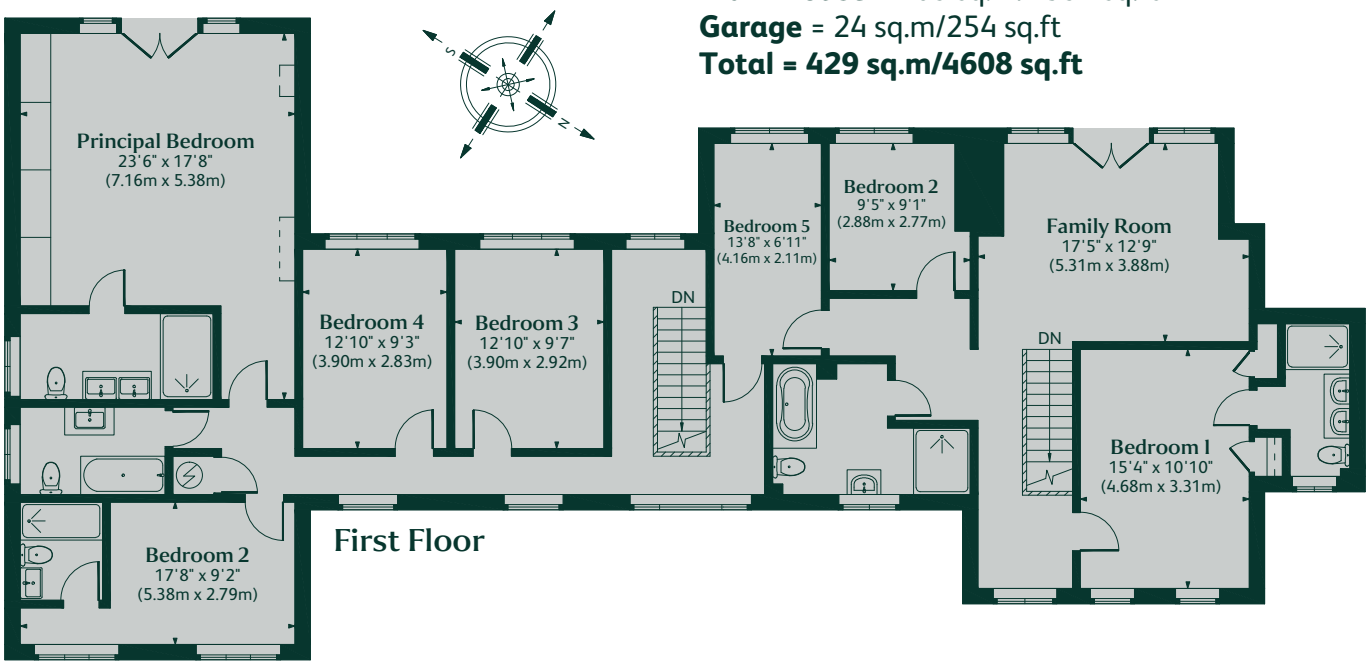
The property may only be inspected by prior arrangement through King West

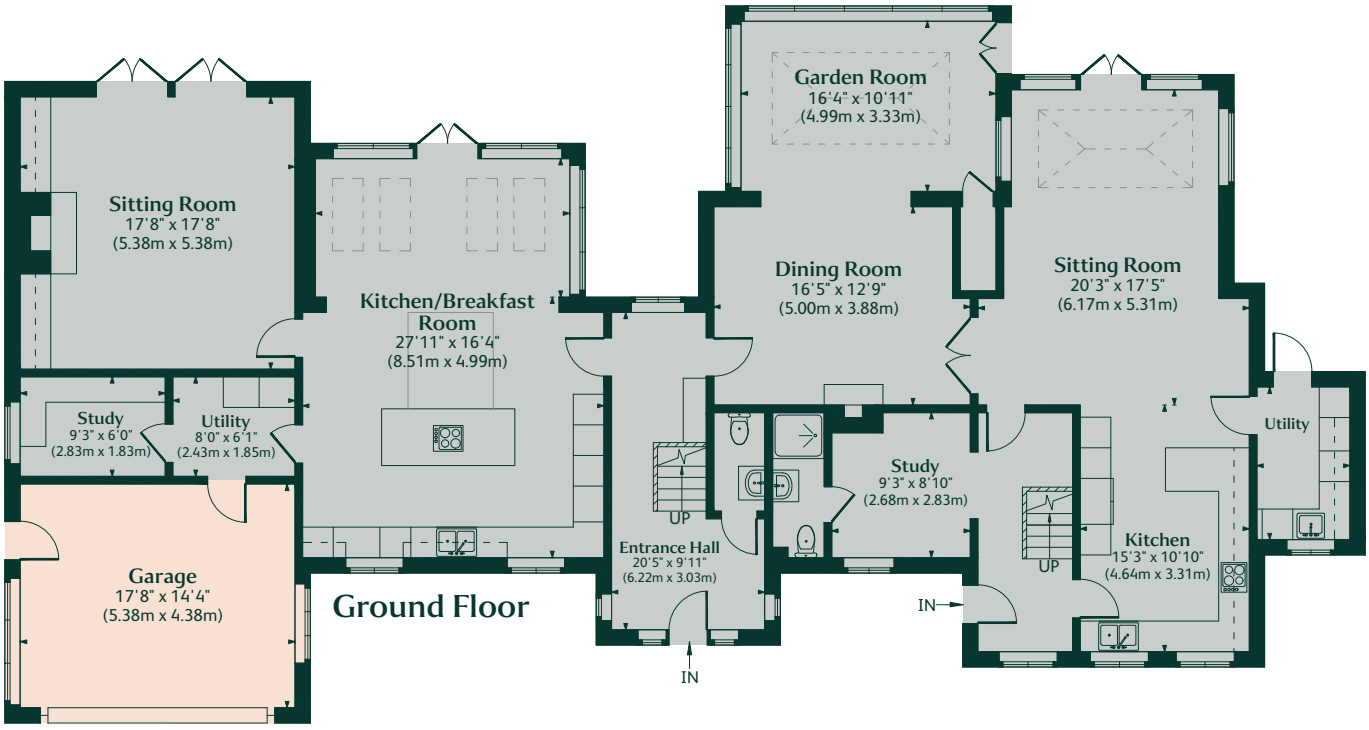
What Three Words

Bossy.burns.cage

Floorplans

Approximate Gross Internal Area
Main House = 405 sq.m/4354 sq.ft
Garage = 24 sq.m/254 sq.ft
Total = 429 sq.m/4608 sq.ft





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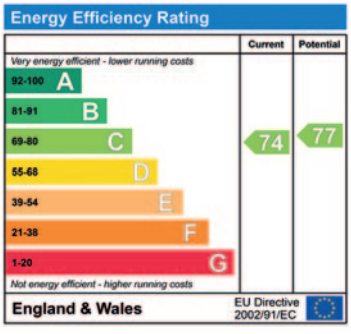



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