

ALBERT VILLA

6 TINWELL ROAD, STAMFORD

KING WEST











KING WEST

St Mary's Street, Stamford Lincolnshire, PE9 2DE
Tel: 01780 484520
Email: stamford@kingwest.co.uk

Land & Estate Agents • Commercial • Town Planning & Development Consultants
Offices: Market Harborough • Stamford

rightmove OnTheMarket

These particulars are intended as a guide and must not be relied upon as statements of facts

An elegant, Victorian, family home dating back to c.1887, offering stylish interiors, four double bedrooms and a charming courtyard garden, set in a prominent position on Tinwell Road in Stamford.

Albert Villa

6 Tinwell Road, Stamford, PE9 2QQ

Oakham (11 miles), Uppingham (12 miles), Oundle (16 miles)
Peterborough 14 miles (Trains from London Kings Cross in around 50 minutes)
(All distances and times are approximate)

- Unlisted property dating c.1887 with period features throughout
- Entrance Hall, Living room, Dining room, Ground Floor Office & WC
- Kitchen with AEG appliances and separate Utility room
- Large Principal Suite with fitted wardrobes & a large window to front elevation
- Three further double bedrooms, family bathroom and a separate shower room
- Thoughtfully designed interiors with high quality finishes throughout
- Picturesque courtyard garden with built-in seating area and side access
- Highly desirable position on Tinwell Road, a short walk from Stamford town centre

Albert Villa is a handsome, unlisted, Victorian residence with elegant proportions, set beneath a slate roof.

Situation

Albert Villa occupies a prominent position on Tinwell Road, on the western edge of Stamford, a highly regarded stone-built market town celebrated for its Georgian architecture, independent shops, cafes, and well-regarded schools. Stamford frequently features in national 'best places to live' lists.

The town is ideally located for commuters, with the A1 nearby and direct trains from Peterborough to London Kings Cross in under an hour. Reputable schools in Stamford, Oakham, Uppingham, and Oundle are all within easy reach, as are leisure opportunities including golf at Burghley Park and Rutland Water's nature reserve and water sports just 7 miles west.

Description

Albert Villa is a handsome, unlisted Victorian residence with elegant proportions, set beneath a slate roof. Original features including ceiling roses, cornicing, sash windows, and fireplaces are beautifully preserved throughout the home.

Stone steps and wrought iron railings define the entrance, leading to a central hallway with traditional tiled flooring, offering sight lines through to the rear courtyard. The entrance hall is elegantly framed with striking panelled walls that set a refined tone for the rest of the home, continuing seamlessly along the hall and ascending the staircase, to create a distinguished first impression.

Off the entrance hall, the formal sitting room enjoys wooden flooring, a gas fireplace, and a charming bay window. Across the hall, the dining room features a working open fireplace and an open plan aspect through to the kitchen, creating a seamless flow between the two spaces, ideal for both everyday living and entertaining.

The kitchen is fitted with sleek cabinetry, AEG appliances, an integrated fridge-freezer, and a built-in dishwasher, with views over the courtyard garden. A continuation of the Italian tiled flooring leads into the utility room, which includes a skylight, sink, and plumbing for a washing machine. Beyond is the ground floor WC.

A separate study overlooks the courtyard, providing a peaceful workspace or reading room.

Stairs rise to a mid-landing with a stylish family bathroom featuring a freestanding bath and vanity unit. The first-floor hosts four double bedrooms, including a generous principal suite with fitted wardrobes and a period fireplace. Another front-facing bedroom also includes a feature fireplace and fitted alcove shelving. The two rear bedrooms enjoy views across the courtyard and nearby allotments. Completing the first floor is a separate shower room.

There is loft access to a partially boarded attic space, offering additional storage or potential for conversion (subject to the necessary permissions).

Outside

To the front, the property is framed by wrought iron railings and raised flower beds flanking the bay windows. A gated pathway to the side provides access to the rear courtyard.

The courtyard itself is fully enclosed and walled, with built-in seating and storage, ideal for al fresco entertaining. A mature fig tree serves as a striking centrepiece, while pleached trees enhance privacy and charm.

















General Remarks

Services

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

Fixtures and Fittings

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

Statutory Authority

South Kesteven District Council: 01476 406080

Council Tax

Council Tax: E

Viewing

The property may only be inspected by prior arrangement through King West, Tel: 01780 484520

Directions

From King West's office proceed west along St Mary's Street, through Sheep Market and turn left onto All Saints Street. Continue along All Saints Street and then along St Peter's Street, passing Rutland Terrace. At the roundabout continue straight across onto Tinwell Road. 6 Tinwell Road is situated on the right-hand side.

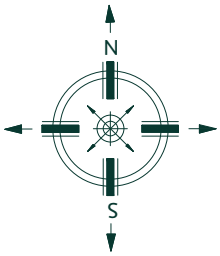
Turn off the A1 onto the A6121 and head East into Stamford along Tinwell Road. Passing the left-hand turn onto Roman Bank, 6 Tinwell Road is approximately 150m on the left-hand side, before the roundabout.

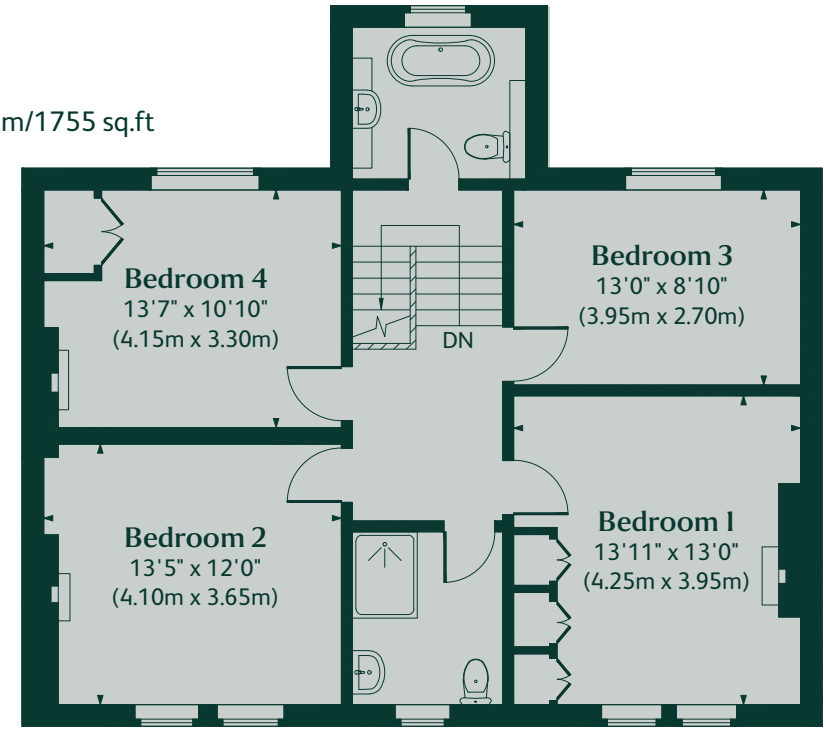




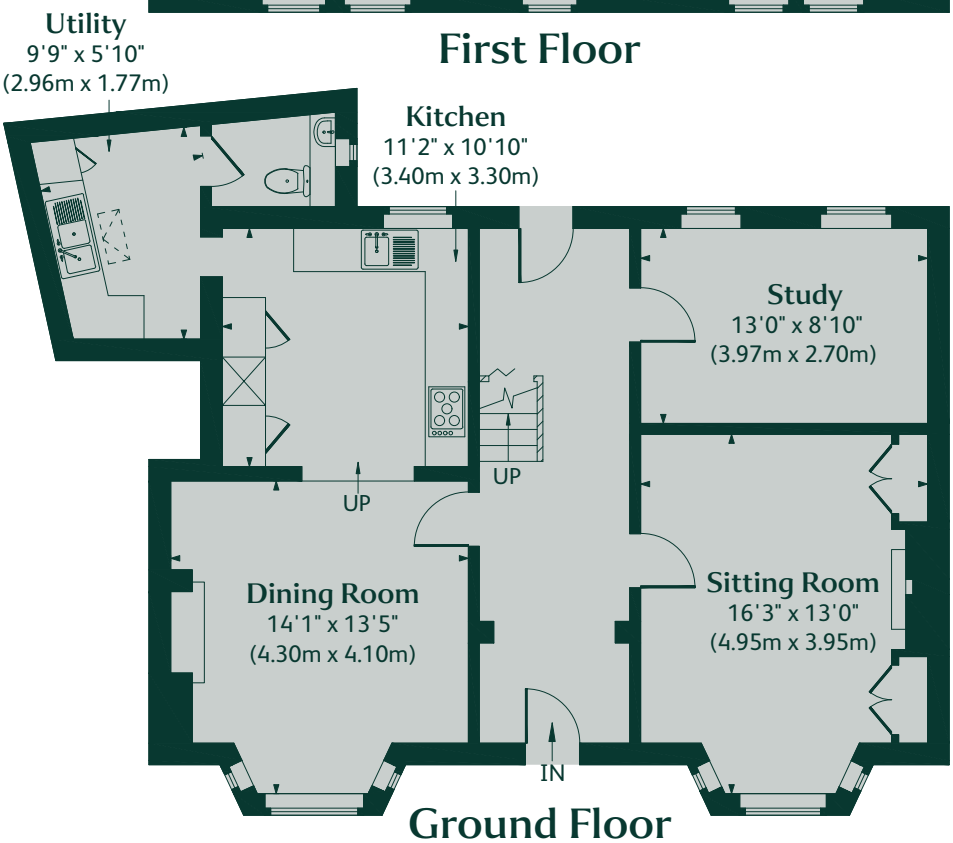
Floorplans

Approximate Gross Internal Area = 163 sq.m/1755 sq.ft





First Floor



Ground Floor

Important Notice

King West, their joint Agents (if any) and clients give notice that:

1. These property particulars should not be regarded as an offer, or contract or part of one. You should not rely on any statements by King West in the particulars, or by word of mouth or in writing as being factually accurate about the property, nor its condition or its value. We have no authority to make any representations or warranties in relation to the property either here or elsewhere and accordingly any information given is entirely without responsibility.
2. The photographs, videos and/or virtual tours illustrate parts of the property as were apparent at the time they were taken. Any areas, measurements or distances are approximate only.
3. Any reference to the use or alterations of any part of the property does not imply that the necessary planning, building regulations or other consents have been obtained. It is the responsibility of a purchaser or lessee to confirm that these have been dealt with properly and that all information is correct.
4. All dimensions, descriptions, areas, reference to condition and permission for use and occupation and their details are given in good faith and are believed to be correct, but intending purchasers should not rely upon them as statements of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each item.
5. King West have not tested any services, equipment or facilities, the buyer or lessee must satisfy themselves by inspection or otherwise.
6. **MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce satisfactory proof of their identification, address and source of funds at the point any sale is agreed in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. King West asks for your co-operation in this regard.
7. These particulars should not be reproduced without prior consent of King West. August 2025.



KING WEST

01780 484520
www.kingwest.co.uk