



Asking Price £450,000 | Freehold

Stamford Road, Ryhall, Stamford, PE9 4HB





Key Features & Description

- Project and sizable Plot
- Outskirts of Ryhall Village
- Easy Access to A1 and Stamford Town
- Accommodation of over 1300sq ft
- 3 Bedrooms
- Two Reception Road
- Available with No forward Chain
- EPC Rating E | Council Tax Band D

A three bedroom detached home occupying a central position within a sizable and mature plot, offering excellent potential for improvement and extension, subject to the necessary planning permissions.

The property is in need of full renovation and provides an excellent opportunity for a purchaser to modernise and remodel the accommodation to their own requirements. The oil-fired boiler has been refitted recently.

The accommodation comprises an entrance hall with stairs rising to the first floor, a living room with fireplace and patio doors opening into the conservatory, dining room and kitchen. To the first floor there is a landing, two double bedrooms, a good-sized single bedroom and family bathroom.

Outside, the property benefits from an attached garage, gated driveway and gardens surrounding the house. The mature garden is mainly laid to lawn with established shrub borders and a variety of mature trees, creating a pleasant and private setting.

There is also scope to extend the property, subject to planning permission, offering further potential to create a larger and more contemporary family home.

A detached property occupying a generous mature plot, offering considerable scope for renovation, improvement and extension.

VILLAGE LIFE

Ryhall is a charming and welcoming village in Rutland, surrounded by beautiful countryside and steeped in local history. With its attractive mix of traditional homes, village green spaces and historic buildings, Ryhall offers a peaceful rural setting while remaining within easy reach of nearby towns and amenities.

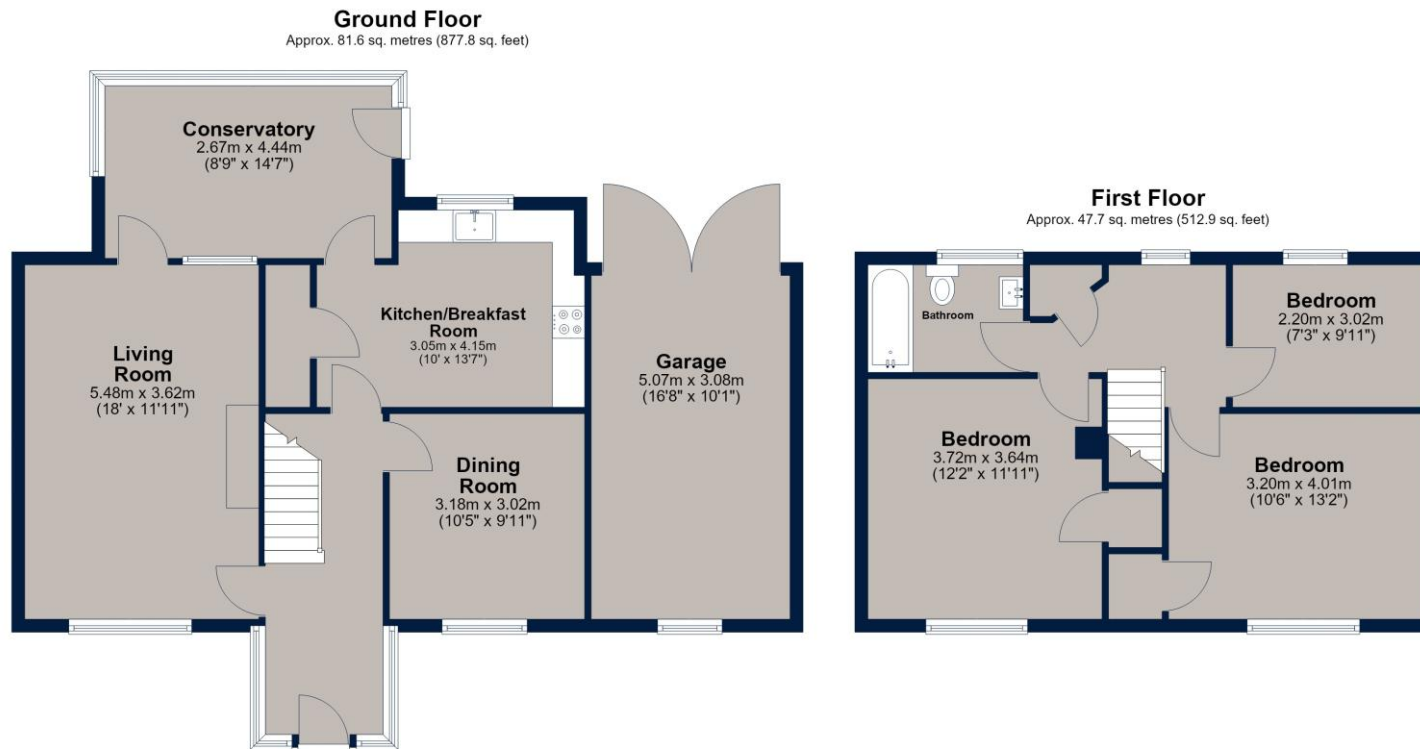
The village has a strong sense of community, with local organisations, activities and events bringing residents together throughout the year. Its historic church, traditional village character and surrounding footpaths and countryside provide plenty of opportunities to enjoy the area's heritage and natural beauty.

Ryhall is also home to two welcoming public houses, providing popular places for residents and visitors to meet, enjoy good food and drink, and experience the friendly atmosphere of village life.

Conveniently located close to Stamford and the wider Rutland area, Ryhall combines the tranquillity and character of village life with good access to shops, schools, services and transport links.

Whether you are visiting, moving to the area or simply discovering somewhere new, Ryhall offers a distinctive blend of community, countryside and traditional English village character.





Total area: approx. 129.2 sq. metres (1390.7 sq. feet)

Plan is for illustration purposes only and may not be representative of the property. Plan is not to scale. Plan produced by M-Photo. www.m-photo.pro
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