



Riverbanks

TINWELL

RIVERBANKS

Mill Lane, Tinwell, Stamford,
PE9 3UW

An extraordinary character home, recently renovated and entirely refurbished, set in a truly peaceful setting yet within walking distance of the beautiful market town of Stamford. This wonderful home offers elegance and space arranged over two floors, where each room has been meticulously designed to blend period charm with contemporary comfort.

Outside, a perfectly orientated southwest-facing private rear garden provides commanding views over open farmland, with the picturesque All Saints Church spire gracing the horizon. The large terrace invites alfresco dining and evening relaxation, while a generously proportioned home office offers an ideal retreat for those working remotely.

Adding to the charm is an additional two-acre haven which is shared with two neighbouring homes and featuring a sweeping lawn, a serene pond, and a woodland walk—a true escape to peace and natural beauty.





Step Inside

Stepping into the home, you are welcomed by an array of expansive, light-filled reception rooms, each designed for both sophisticated entertaining and relaxed family life. The main sitting room is a true highlight, with large barn-style windows framing tranquil views over the front elevation. Panelled walls and a cosy wood-burning stove add an understated yet luxurious feel, creating a calm, inviting ambiance. A second reception room, located to the rear of the home features bespoke shelving and cabinetry, large feature windows along with French doors that open to the beautifully landscaped rear garden.

At the heart of the home lies an impressive kitchen dining space, crafted for both culinary and aesthetic delight. Beyond the spacious dining area, we find bespoke cabinetry by Loch Anna Kitchens with quartz work surfaces, and premium Neff appliances, along with a Rangemaster Elise induction range all setting the tone for elegance and functionality. The addition of a pantry cabinet and a Quooker boiling water tap over the Blanco ceramic inset sink further enhances this dream of a kitchen.









Stepping into this beautifully designed boot room, one can immediately appreciate the thoughtful attention to detail that makes it as practical as it is stylish. Perfectly suited for outdoor boots and muddy paws alike, it provides seamless access directly outside or through to a spacious utility room.

The utility room continues the sense of understated luxury, with cabinetry that perfectly complements the kitchen, offering superb storage options. Quartz work surfaces and a double butlers sink adds both charm and practicality, while ample space for white goods ensures the room meets all the demands of modern living.

Adding a touch of convenience and sophistication, an integrated drinks fridge is ideally positioned near the door to the rear garden and terrace, creating a seamless flow for both everyday living and outdoor entertaining.



And So To Bed

On the first floor, four beautifully appointed bedrooms offer peaceful retreats, each with its own unique character.

The principal suite is an absolute delight, featuring dual aspect windows, exposed timbers, and a semi-vaulted ceiling that creates a light, airy sanctuary. Ample in built wardrobes add practicality, while the luxurious en suite offers a spacious shower, vanity storage with inset wash basin, a loo, and a heated towel rail.

The remaining three double bedrooms are tranquil, sumptuous spaces offering a wonderful places for rest and relaxation.

Completing the first floor is the family bathroom which is thoughtfully designed, with a large bath, separate shower enclosure, contemporary wall-hung basin with storage beneath, loo and elegant neutral tiling throughout.





Step Outside

Outdoors, the property continues to enchant. The south-west-facing rear garden with its wonderful picture perfect views is thoughtfully landscaped, featuring a vast lawn, an extensive stone terrace, and meticulously maintained topiary and shingle beds.

Perfect for outdoor dining and entertaining, it includes ample space for the hot tub, while a discreet garden office tucked into one corner offers a peaceful, fully functional workspace. The home is further complemented by an integral double garage with an electric door, adding both convenience and understated style.

In summary, this exceptional home seamlessly blends elegance, comfort, and modern practicality in a prime location with easy access to Stamford and the A1.

Services

Mains water, drainage, and electric are understood to be connected. The property has oil fired central heating. None of the services nor appliances have been checked by the agent.



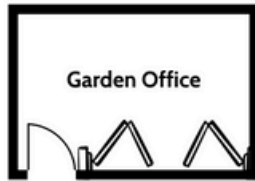
Local Amenities

Tinwell is a charming village where a plethora of opportunities for calming walks, such as into the lovely market town of Stamford along a river and through meadows. Alternatively one can take a short drive to Stamford, in around 5 minutes, to take advantage of excellent schools, a train station, and shops, and enjoy its restaurants, cafes, Georgian architecture and more.

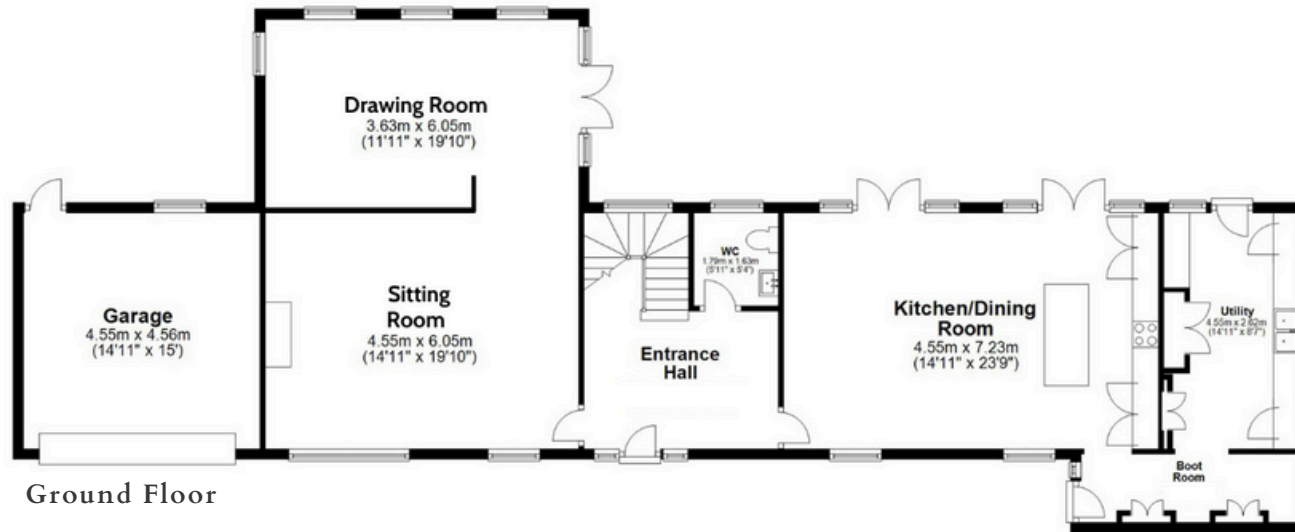
Peterborough is around a 25 minute drive and has rapid trains to London in 49 minutes. Rutland Water is nearby for outdoor leisure pursuits, and the close-by Burghley House, its Gardens & Deer Park along with various annual events such as the Game Fair and the world famous Burghley Horse Trials all make for wonderful days out right on your doorstep.



Floorplan



Total area: approx 265.25 sq m (2854.46 sq ft)
Main House: approx 227 sq m (2443 sq ft)
Garage: approx 27 sq m (291 sq ft)
Garden Office: approx 11.25 sq m (120.46 sq ft)



Fixtures & Fittings

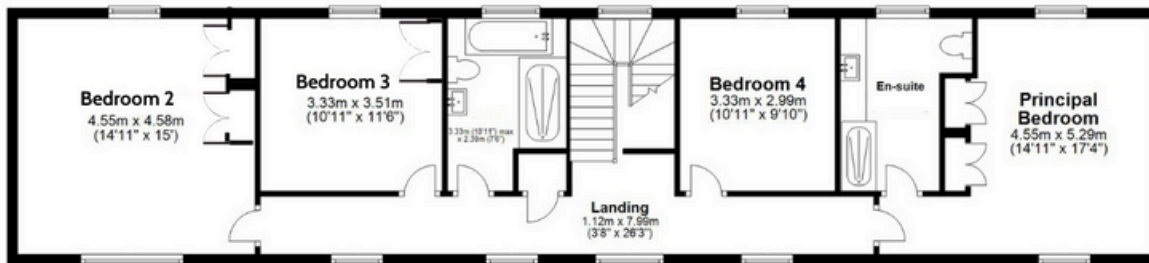
Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.

Finer Details

Local Authority: Rutland County Council
Council Tax Band: F

Tenure: Freehold
Possession: Vacant upon completion

EPC Rating: 26 | F
EPC Rating Potential: 75 | C



First Floor

The site and floor plans forming part of these sale particulars are for identification purposes only. All relevant details should be legally checked as appropriate.



Digby & Finch

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