



Manor Barn Wilsthorpe Lane, Wilsthorpe, Stamford, PE9 4PE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		48	56
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Offered with NO CHAIN, this substantial barn conversion with separate annex sits within approximately 1.84 acres of gardens and paddock, providing spacious and highly versatile accommodation ideal for family living, multi-generational use or working from home.

The main house, converted in the early 2000s, is well presented throughout and benefits from double glazing and a bio-mass central heating system. The layout is arranged over two floors and offers excellent flow, with a striking glazed garden room featuring limestone flooring and exposed brickwork, giving access to several reception spaces.

These include a characterful drawing room with vaulted ceiling and wood-burning stove, a study with fitted furniture, and an impressive games/family room with vaulted ceiling, bar area and mezzanine level, leading to an additional bedroom with en-suite.

The kitchen/breakfast room is well equipped with quality units, quartz work surfaces, integrated appliances including double ovens, induction hob and Aga, along with ample dining space. A utility room and larder add further practicality.

Upstairs, there is a generous principal bedroom with en-suite, along with three further double bedrooms and a modern family bathroom.

The self-contained annex provides excellent flexibility, offering its own kitchen, sitting room, two bedrooms and bath/shower rooms — ideal for relatives, guests or potential letting.

Externally, the property enjoys lawned gardens, terraces and paddock land, with open views across the surrounding countryside. A private driveway leads to electric gates, extensive parking, quadruple garaging and workshop space.

Located in Wilsthorpe, the property offers access to Stamford and Bourne, reputable schooling, and commuter links via Peterborough with direct rail services to London.

A rare opportunity to acquire a flexible and well-appointed home in a desirable rural setting.

Guide Price £950,000 Freehold

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

