



## Crown House Crown Lane, Tinwell, Stamford, PE9 3UF

Beautifully presented 17th Century Grade II listed cottage with detached annexe, set on a quiet no-through lane and offered with NO CHAIN.

This charming period home offers well-proportioned accommodation throughout, beginning with an entrance hall and cloakroom/WC. The dining room, featuring the original quarry tiled floor, opens into the cosy sitting room with a large inglenook fireplace. The recently refitted kitchen has been finished to an exceptional standard, including a fully functioning Aga, ceramic butler sink, granite work surfaces and solid wooden units, and leads into the light-filled garden room.

Upstairs, the main bedroom benefits from a stylish en-suite shower room and a generous walk-in dressing room, which could also be used as a fourth bedroom. There are two further bedrooms and a luxurious family bathroom with freestanding bath and walk-in shower.

The property sits within a mature plot with a wonderfully private south facing garden, featuring a patio terrace and lawn with well-stocked borders. A standout feature is the detached one-bedroom annexe, ideal as guest accommodation, a home office or multi-generational space, complete with its own shower room. A large gravelled driveway provides off-road parking for several vehicles.

Despite its peaceful setting, the property offers easy access to Stamford town centre, Stamford train station, and the A1, making it ideal for those seeking a balance of tranquillity and convenience.

Offered with NO CHAIN, this is a rare opportunity to acquire a beautifully maintained period home in an idyllic and highly sought-after location.

**Guide Price £795,000 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.

- Stunning Grade II listed 17th century cottage
- South facing gardens
- Family bathroom & ensuite
- Sitting room & dining room
- Council tax band - D
- Idyllic position on no-through road
- Three Bedrooms & dressing room
- Stunning kitchen & garden room
- Annexe room with ensuite
- NO CHAIN



ACCOMMODATION:

Entrance Hall

WC

Dining Room  
3.30m x 4.67m (10'10 x 15'4)

Sitting Room  
4.65m x 4.67m (15'3 x 15'4)

Kitchen  
3.73m x 4.72m (12'3 x 15'6)

Garden Room  
3.28m x 3.58m (10'9 x 11'9)

Main Bedroom  
3.48m x 5.08m (11'5 x 16'8)

En-suite

Dressing Room  
3.40m x 2.72m (11'2 x 8'11)

Bedroom Two  
3.91m x 2.67m (12'10 x 8'9)

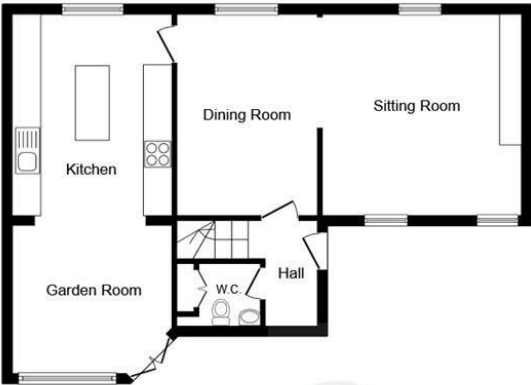
Bedroom Three  
2.06m x 2.72m (6'9" x 8'11")

Family Bathroom

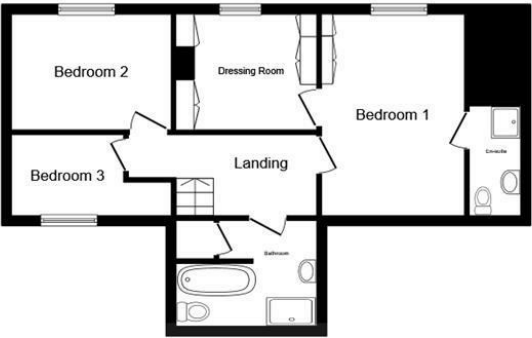
Annexe Room

Annexe Bathroom

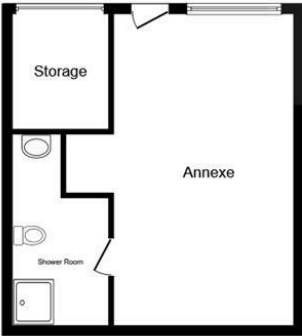
FLOOR PLAN:



Ground Floor



First Floor



Annexe

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)