



High Street, Stanion  
£650,000





 SPREY  
PROPERTY

 SPREY  
PROPERTY





This beautiful stone detached property, built in the early 1700's, is positioned in the conservation area of the popular village of Stanion, well-placed for amenities, road and rail links as well as a varied choice of both private and state-run schools within a short distance.

The current owners have maintained and enhanced their family home over the years and it now offers the best of both worlds with two reception rooms with an abundance of character but also that all-important modern feel open plan kitchen dining room that provides a fantastic entertaining space.

Further salient feature of this versatile home are the bathrooms provided on each floor, not often found in period properties, a good amount of natural light and no head height restrictions.

To the rear of the property is an attached thatched barn measuring 22' x 15' as well as a workshop and a gym. Re-thatched in 2023, this space is currently used for storage but could have a variety of uses dependant on individual needs.

The mature gardens are south facing, with zoned areas offering a private sun terrace, established beds to the lawn areas, a variety of shrubs and trees as well as a vegetable garden. Parking is accessed from the front of the property through a wooden side gate onto a gravel area with room for 3 or 4 cars.







Stanion is perfectly situated for access to good road links, with the A14 just a few-minutes drive away and the A1 approximately 25-minutes. The newly developed Rushden Lakes complex is easily reached within 15 minutes and provides a fantastic range of shops, restaurants and eateries as well as a cinema.

Corby is a 10-minute drive and offers a regular train service to London St Pancras within an hour and a good range of shopping facilities due to regeneration in recent years. A Tesco supermarket, doctor's surgery and dentist are additional benefits.

The market towns of Thrapston, Uppingham and Oundle are all a short distance away and both the latter are homes to highly desirable public schools. There is a wide choice of state schools and colleges in the vicinity too, including an Ofsted rated 'good' primary school in Stanion.

The village has a vibrant community with a pro-active village hall. Other local facilities include dog walkers and a groomer, milk and newspaper deliveries, a bakery and walks from your doorstep. Local shops can be found 5-minutes away in Brigstock or, in the other direction, 2-minutes away in Little Stanion.











SITTING ROOM 15' 1" x 13' 2" (4.6m x 4.01m)

FAMILY ROOM 10' 10" x 14' 2" (3.3m x 4.32m)

KITCHEN/DINING ROOM 26' 11" x 11' 2" (8.2m x 3.4m)

HALLWAY 8' 4" x 6' 11" (2.54m x 2.11m)

UTILITY ROOM 11' 8" x 8' 5" (3.56m x 2.57m)

SHOWER ROOM

BATHROOM 8' 3" x 8' 5" (2.51m x 2.57m)

FIRST FLOOR LANDING 15' 3" x 6' 7" (4.65m x 2.01m)

BEDROOM ONE 15' 3" x 13' 1" (4.65m x 3.99m)

BEDROOM FOUR 10' 7" x 11' 2" (3.23m x 3.4m)

SHOWER ROOM

SECOND FLOOR LANDING 6' 6" x 7' 3" (1.98m x 2.21m)

BEDROOM TWO 13' 3" x 13' 3" (4.04m x 4.04m)

BEDROOM THREE 13' 3" x 11' 2" (4.04m x 3.4m)

SHOWER ROOM 6' 5" x 5' 5" (1.96m x 1.65m)

BARN 22' x 15' 6" (6.71m x 4.72m)

GYM 9' 11" x 14' 7" (3.02m x 4.44m)

WORKSHOP 7' x 11' (2.13m x 3.35m)

EXTERIOR

GARDENS AND PARKING

Tenure: Freehold

Grade II Listed

Council Tax: Band E

Chain Free

All Mains Services Connected









# High Street, Stanion



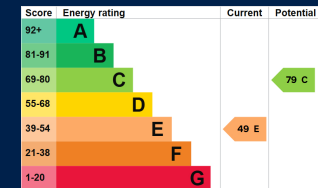
Total area: approx. 243.4 sq. metres (2620.2 sq. feet)  
Please see Auction conditions only and this will be reproduced in the Auction. Plans for info only. Not produced by us. Plans for production only.



A beautiful stone detached period property with attached barn and outbuildings.

Featuring a stunning open plan kitchen dining room with open eaves and oak truss, two further reception rooms, bathrooms on each of the three levels, south facing garden and parking for several vehicles.

Close to all amenities and offered with no forward chain.



Osprey Oakham  
 4 Burley Road  
 Oakham  
 Rutland LE15 6DH  
 01572 756675  
 oakham@osprey-property.co.uk

Osprey Stamford  
 7 Red Lion Street  
 Stamford  
 Lincolnshire, PE9 1PA  
 01780 769269  
 stamford@osprey-property.co.uk

Osprey Oundle  
 6 Crown Court  
 Market Place  
 Oundle, PE8 4BQ  
 01832 272225  
 oundle@osprey-property.co.uk

Osprey Melton  
 8 Burton Road  
 Melton  
 Leicestershire, LE13 1AE  
 01664 778170  
 melton@osprey-property.co.uk



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers/tenants are advised to recheck the measurements