



1 BLUE BELL LODGE

Bell Yard, Collyweston, PE9 3PL



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Tucked away in a peaceful corner of the picturesque village of Collyweston, just three miles from the historic market town of Stamford, this beautifully presented stone cottage offers a perfect blend of character and contemporary style.

GROUND FLOOR

The kitchen features a range of classic shaker-style wall and base units, paired with metro-style tiling for a smart, timeless look. An integrated electric oven sits beneath a built-in hob with an extractor above, making the space both practical and well-finished.

The dual-aspect sitting room is a beautifully light and inviting space, centred around an inset wood-burning stove with a simple oak mantel that adds warmth and character. French doors lead through to a bright garden room-perfect for relaxed dining or quiet mornings-with sliding doors opening directly onto a private, enclosed garden.

FIRST FLOOR

The staircase ascends from the sitting room to a first-floor landing, where two bedrooms and the family bathroom are located.

The principal bedroom, situated at the rear of the property, features a recessed wardrobe above the staircase and enjoys delightful views across the Welland Valley.

To the front of the property lies the second bedroom. Between the two bedrooms is the family bathroom, stylishly appointed with a contemporary suite including





a panelled bath with shower over, loo, and a wash hand basin.

OUTSIDE

The property is approached via a small driveway that leads to a shingle parking area.

To the rear, a fully enclosed raised terrace garden offers a private and inviting outdoor space, with ample room for both a dining set and casual seating-ideal for entertaining or relaxing.

LOCAL AMENITIES

Collyweston, a charming village just 4 miles from Stamford, on the A43, offering excellent road access to major cities including Peterborough, Leicester, Corby and Kettering.

The village itself is home to the well-regarded Collyweston Slater pub, renowned for its hearty meals and welcoming ambiance. In addition, the village offers an award-winning, not-for-profit community shop, providing essential groceries alongside a selection of delicious locally sourced artisan goods. For further day-to-day conveniences, Stamford is just a few minutes' drive away.

Stamford, once called the "finest stone town in England" by Sir Walter Scott, is known for its stunning Georgian architecture and vibrant community. It was the first Conservation Area in the UK and frequently appears in "The Best Places to Live in the UK." The town boasts a variety of restaurants, boutique shops, and amenities, plus landmarks like The George Hotel and Burghley House. With direct train links to London, Cambridge, and Birmingham, and easy access to Rutland Water, Stamford offers both rich heritage and modern convenience for commuters.

SERVICES

Mains water, electricity and drainage are understood to be connected. There is gas-fired central heating. None of the services or appliances have been tested by the agent.





TENURE

Freehold for sale by private treaty.

POSSESSION

Vacant possession upon completion.

VIEWING

Strictly by appointment through Digby and Finch.

LOCAL AUTHORITY

Northamptonshire County Council

FIXTURES AND 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.

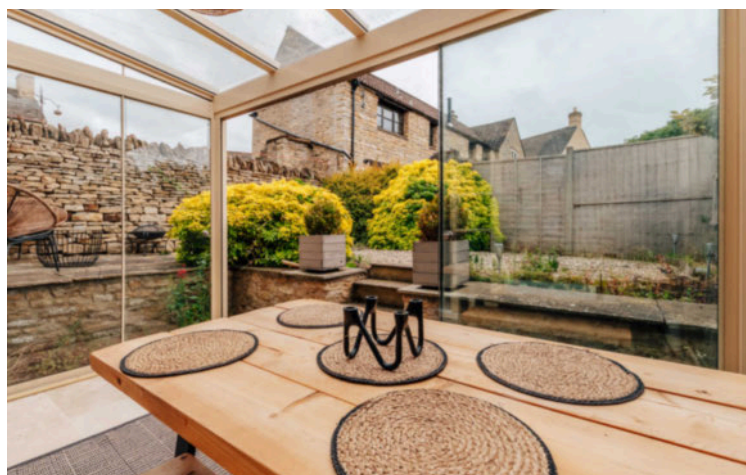
PLANS

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

EPC RATING

Current - 68/D

Potential - 92/A



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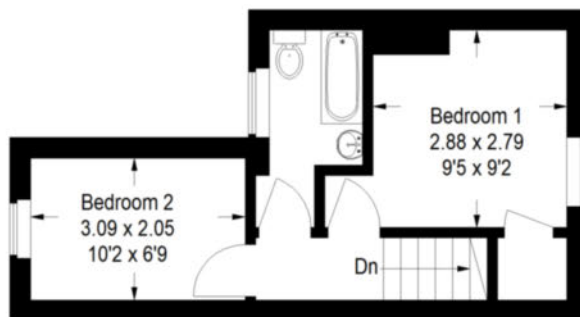
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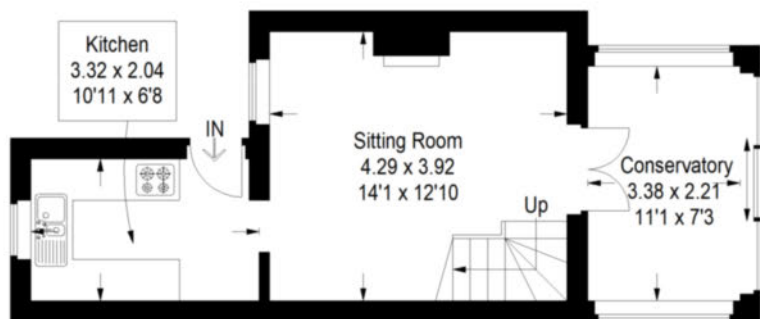
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Approximate Gross Internal Area
57 sq m / 613 sq ft




First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate,
not to scale. Through-the-lens.co.uk © 2022



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		92
(81-91) B		
(69-80) C		68
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



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