

# Coulson House

STAMFORD

# COULSON HOUSE

Wothorpe Road, Stamford, PE9 2JR

Built in 1999 on the site of the former Coulson & Son coal merchants' garage, Coulson House pays subtle tribute to Stamford's rich industrial past while offering the ease and elegance of modern living.

Tucked away in a sought-after central location, this beautifully presented property lies just moments from the iconic George Hotel, Stamford train station, and the tranquil riverside meadows—placing town, travel, and countryside all within easy reach.

Arranged over three floors, the accommodation is both generous and adaptable, with light-filled living spaces and thoughtfully designed interiors. A south-facing courtyard garden provides a private spot for morning coffee or evening gatherings, while the integral garage ensures both convenience and secure parking—a rare luxury in the town centre.





# welcome home

Step into a welcoming entrance vestibule, opening into the hallway that connects the ground floor living spaces with ease.

To the right, a practical boot room with full-height storage offers an ideal place to keep coats and shoes neatly tucked away. This leads directly into the integral garage, which is fitted with power and lighting.

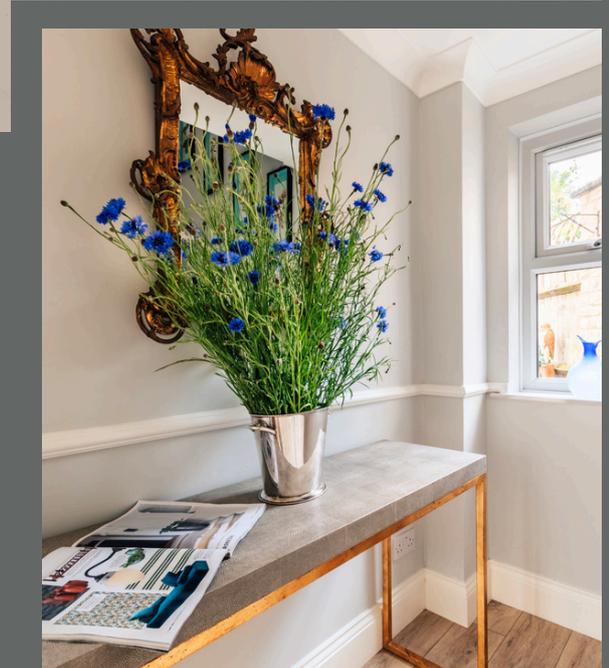
Across the hall, the heart of the home unfolds—a beautifully appointed kitchen dining room, filled with natural light thanks to its dual aspect and striking bi-fold doors that open onto the south-facing courtyard garden.





The kitchen features sleek contemporary cabinetry, Silestone worksurfaces, a peninsular island, and quality Neff integrated appliances. A generous dining space beyond includes in-built banquette seating, a media unit, with shelving plus storage cabinets beneath—designed for both entertaining and everyday comfort.

Completing the ground floor is a fully tiled cloakroom, fitted with a loo and wash basin.



## first floor

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The staircase rises to a bright and airy landing, giving access to the sitting room and a versatile home office or third bedroom.

The sitting room is a wonderfully peaceful space, featuring a bay window with views to the front, while the rear aspect frames a charming glimpse of St Martin's church spire—a gentle reminder of the town's historic beauty.

Adjacent is a well-appointed office, fitted with bespoke cabinetry including shelving, desk space, bookcases, and storage cupboards. With two large in-built wardrobes, this room offers excellent flexibility and would easily serve as a generous third bedroom.





## second floor

The top floor offers two beautifully presented bedrooms and a stylish family bathroom.

The principal bedroom is a serene retreat, overlooking the front elevation and fitted with three large double wardrobes, offering ample storage and hanging space.

The guest bedroom is a generous double with dual aspect windows, flooding the room with natural light, and a large in-built wardrobe.

The family bathroom is fully tiled and benefits from underfloor heating. The contemporary suite includes twin vanity basins with storage below, a large walk-in shower, loo, and a towel radiator.





## outside

To the rear of the property lies a sunny, south-facing courtyard garden, partially walled for privacy and beautifully positioned for both relaxation and alfresco entertaining.

A modest block-paved driveway leads to a single garage measuring approximately 2.5m x 5m—ideal for a small car or additional secure storage.

## services

Electric, water and mains drainage are understood to be connected. The property has gas fired central heating. (none tested by the agent).





## local amenities

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Stamford is an attractive and thriving market town and was the country's first designated Conservation Area in 1967 and appears annually in The Sunday Times "The best places to live in the UK". Famed for its Georgian street scene, Stamford supports an active community.

The traditional weekly market continues, whilst the town centre boasts a wide variety of restaurants, bars and boutique shops, as well as all the high street amenities and supermarkets.

Architectural landmarks including The George Hotel, Burghley House and its proximity to the leisure pursuits afforded by Rutland Water, Stamford also offers a high standard of both state and private education for all age groups. Stamford railway station is close by with excellent commuter links to London (connect at Peterborough to Kings Cross) and Cambridge.

## fixtures & fittings

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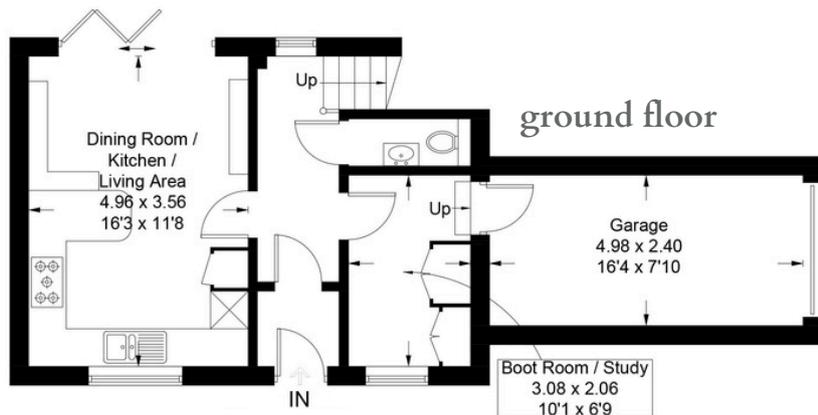
Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings, etc. whether mentioned in these particulars or not.

## agent's note

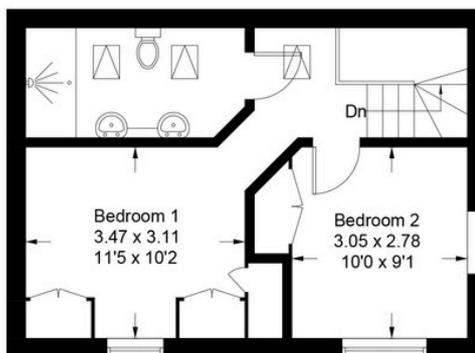
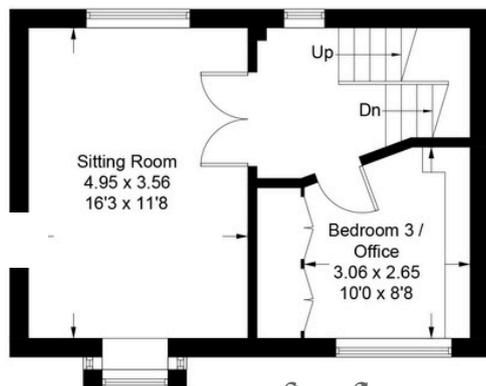
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Please note that there is a flying freehold, with the neighbour's property being above the garage. Please do make your own enquiries.

# finer details



Approximate Gross  
Internal Area  
(including garage):  
116.7 sq m / 1256 sq ft



EPC rating: 74 | C  
EPC potential: 85 | B

Local Authority: South Kesteven District Council  
Council Tax Band: E  
Tenure: Freehold

Possession: Vacant possession upon completion.

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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