



nest
ESTATES

£945,000

**The Old Coach House, Essendine
Road, Ryhall**

Stamford, PE9 4HE

SUMMARY

- High Specification Stone Built Four Bedroom Detached Family Home
- Newly Renovated & Extended
- Open Plan Kitchen Living Dining Space
- Living Room & Second Reception Room
- Downstairs WC, Family Bathroom & Two En Suites
- Large Bespoke Boot Room
- Four Double Bedrooms
- Balcony With Amazing Views























The Old Coach House, Ryhall

A beautifully renovated and significantly extended four-bedroom detached stone residence, finished to an exceptional standard throughout and enjoying stunning open field views to the rear. Blending charming period character with contemporary luxury, this outstanding home offers elegant living spaces, bespoke finishes and thoughtfully designed interiors.

The property welcomes you via an impressive entrance hall with a seating area, setting the tone for the quality found throughout. The main living room provides a warm and inviting space centred around a feature log burner, perfect for relaxing evenings. Further accommodation includes a bespoke fitted boot room, thoughtfully designed with built-in storage and access to the plant room, ideal for modern family living and a downstairs WC. A large additional reception room showcases beautiful exposed stonework and tiled flooring, creating a versatile space suitable for entertaining, a second lounge or home office.

The true heart of the home is the spectacular open-plan kitchen, living and dining space, designed for both everyday living and entertaining. The bespoke, high-specification kitchen is fitted with premium cabinetry and integrated appliances, complemented by a pantry/utility room for additional practicality. The living and dining areas are bathed in natural light thanks to a feature sky lantern and expansive sliding doors and windows that frame the picturesque views across the garden and open countryside beyond. The entire ground floor benefits from underfloor heating, enhancing the sense of comfort and luxury throughout.

Upstairs, the property offers four generous double bedrooms, two of which feature stylish en-suite shower rooms. The principal bedroom enjoys direct access to a large private balcony, providing breathtaking views across the garden and surrounding countryside. A beautifully appointed four-piece family bathroom suite and additional storage on the landing complete the first floor.

Externally, the home continues to impress with a landscaped rear garden featuring a spacious patio area accessed directly from the open-plan living space—ideal for outdoor dining and entertaining. The lawn wraps around the property, creating a wonderful sense of space and privacy while perfectly complementing the rural outlook. To the front and side, extensive gravelled parking areas provide ample off-road parking, while a useful workshop/outbuilding offers excellent storage or potential for hobby space. The Coach House presents a rare opportunity to acquire a beautifully crafted home that combines character, luxury and countryside views in a highly desirable setting.

Ryhall, Rutland Situated within the picturesque county of Rutland, the charming village of Ryhall is one of the county's most sought-after residential villages, offering an attractive blend of traditional village character, community spirit and excellent access to nearby towns. The village lies approximately 2 miles north of Stamford, widely regarded as one of England's finest Georgian market towns.

Ryhall provides a range of everyday amenities within the village itself, including a well-regarded Church of England primary school, village shop and post office, library, village hall and a selection of popular public houses. The village also benefits from recreational facilities including playing fields, a sports ground and scenic countryside walks along the nearby River Gwash, all contributing to a strong sense of community and outdoor lifestyle.

For more extensive amenities, the nearby historic town of Stamford offers a wide range of boutique shops, restaurants, cafés and supermarkets, as well as leisure facilities, healthcare services and the renowned Stamford Endowed Schools. The town is celebrated for its stunning stone architecture, vibrant weekly markets and cultural attractions including the magnificent Burghley House.

The area is particularly attractive for commuters, with easy access to the A1 providing road connections to Peterborough, Grantham and beyond. From Peterborough, high-speed rail services reach London King's Cross in approximately 50 minutes, making the location ideal for those seeking countryside living while remaining well connected to the capital. Combining village charm, attractive countryside surroundings and close proximity to Stamford's excellent amenities, Ryhall continues to be a highly desirable location for families and professionals alike.

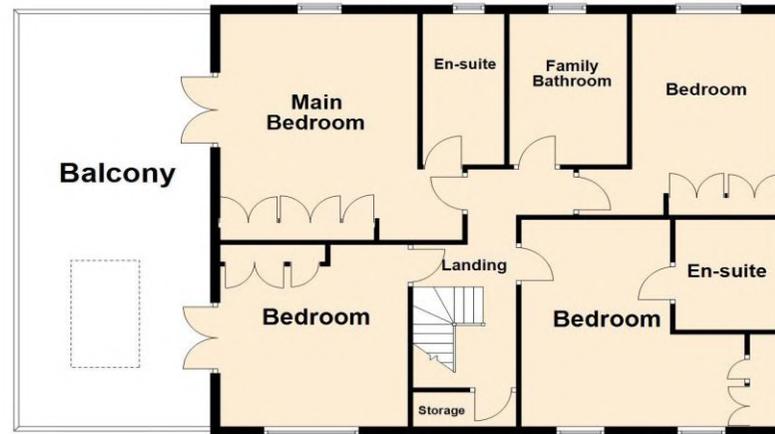
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Ground Floor
Approx. 168.9 sq. metres (1817.8 sq. feet)



First Floor
Approx. 112.7 sq. metres (1213.6 sq. feet)



Total area: approx. 281.6 sq. metres (3031.4 sq. feet)