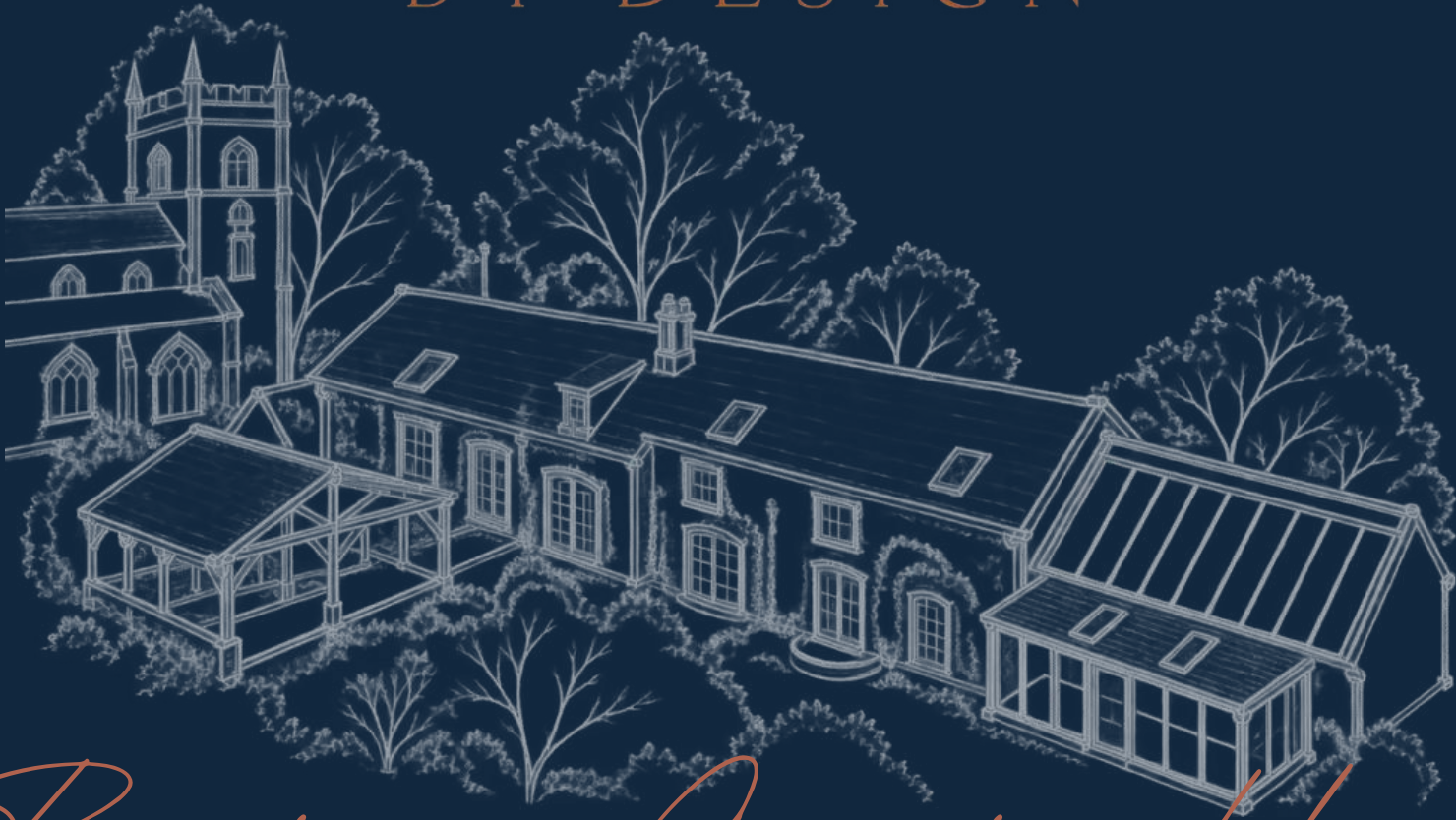




BY DESIGN



Bishops Coach House

Stoke Rochford, Lincolnshire



A characterful coach house within the estate grounds of Stoke Rochford Hall

Set within the tranquil village of Stoke Rochford with its Royal connections, Bishops Coach House combines period character with the scale and flexibility of a substantial country home. At its heart is a dramatic vaulted living room, where exposed stonework and timber beams rise to an open gallery above, creating an impressive sense of volume and a striking setting for entertaining. The courtyard garden looks across a private orchard, while a separate annexe and dedicated office offer versatile accommodation for guests, extended family or working from home. Close to the historic Stoke Rochford Hall and its parkland golf course, the property enjoys a setting rich in heritage, leisure and the rolling countryside of South Lincolnshire.

The principal home provides four bedrooms and a generous collection of versatile reception spaces, suited to both everyday living and entertaining. The vaulted living room, with its extensive skylights, the generous dining room and the light-filled sunroom provide wonderful settings for entertaining, while the country-style kitchen and cosy sitting room are ideal for relaxed family life. Upstairs, the principal suite includes an en-suite bathroom and a galleried balcony overlooking the living room. Two further double bedrooms, a family bathroom and a single bedroom, currently used as a dressing room, complete the accommodation.

A separate annexe adds valuable flexibility, with its own living room, kitchenette and bathroom. It could provide independent accommodation for guests or family members, or offer potential as a holiday let, subject to any necessary consents. The property also benefits from a low-maintenance courtyard garden, a covered carport and a private gated driveway.



Reception Rooms

The reception rooms offer a pleasing variety of scale and character. The warm and inviting farmhouse-style kitchen sets the tone, with exposed stonework, beams and an inglenook fireplace housing an Aga. Shaker-style cabinetry, an electric oven and hob bring contemporary practicality, creating a considered balance of traditional character and modern convenience.

The generous dining room offers space for family meals and entertaining. It sits close to the kitchen and leads through to the sitting room, creating an easy flow between the principal spaces. Exposed beams, stonework and a feature fireplace with a wood-burning stove give the sitting room character and create an inviting place to unwind.

The double-height living room, with its vaulted ceiling and galleried office above, is a striking feature of the reception accommodation. Extensive skylights fill the space with natural light, creating an impressive setting for entertaining. The sunroom extends the living space and offers a light-filled place to relax while enjoying views across the courtyard and garden. The gallery above also provides an attractive work-from-home setting, overlooking the living room below.

Bishops Coach House, Stoke Rochford, Lincolnshire







HOME
SWEET
HOME











Bedrooms

Stairs from the inner hall leads to four bedrooms and a family bathroom. The principal bedroom suite comprises a generous double bedroom, an en-suite bathroom and a galleried balcony overlooking the living room below. Currently arranged as a home office, this distinctive feature adds to the suite's sense of space and architectural character. Two further double bedrooms and a single bedroom, currently used as a dressing room, are served by the family bathroom, which features a freestanding roll-top, claw-foot bath.







Annexe

Adjacent to the main house, the self-contained annexe has a fitted kitchenette and bathroom. Its vaulted ceiling, exposed beams and stonework create a characterful setting, with ample space for dining, relaxing and sleeping. It could provide comfortable accommodation for visiting friends or relatives, or offer potential as a holiday let, subject to any necessary consents.







Outside

Set off a quiet country lane in the peaceful village of Stoke Rochford, Bishops Coach House is approached via a private gated driveway and together with a covered carport provides secure parking for up to four cars.

The low-maintenance courtyard garden is framed by mature trees and established borders, with seating areas for outdoor dining and relaxation. It enjoys views over a neighbouring private orchard and the surrounding countryside.









Location

Bishops Coach House enjoys a peaceful village setting on the edge of the Stoke Rochford Hall estate, close to the Hall and its parkland golf course. The village also boasts an artisan bakery. The market towns of Stamford, Grantham, Newark and Melton Mowbray are all within reach, each offering independent shops, restaurants, leisure facilities and schooling.

Grantham's mainline railway station, approximately five miles away, provides direct services to London King's Cross in around one hour, adding to the area's appeal for commuters.

The area offers a strong choice of schooling, including state and grammar schools nearby, together with independent schools such as Stamford School, Oakham School and The King's School. This range adds to the location's appeal for families.

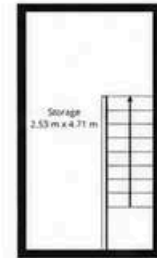
For leisure, Rutland Water is within easy reach, offering sailing, paddleboarding, cycling and scenic walking routes. The surrounding Lincolnshire and Rutland countryside provides an exceptional setting for outdoor recreation throughout the year.



Floorplan



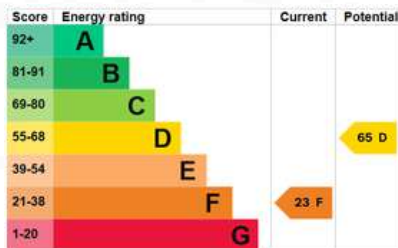
1st Floor



1st Floor



Ground Floor



Total: 280 m2

Ground Floor: 179 M2, 1st Floor: 101 M2, 1st Floor: 0 m2
 Excluded Areas: Storage: 17 M2, Entrance: 5 M2, Open To Below: 22 M2,
 Low Ceiling: 5 M2, Undefined: 1 M2, Walls: 26 m2

Services, Utilities & Property Information

Tenure: Freehold

Council Tax: Band: F

Local Authority: South Kesteven District Council

Property Construction: Stone walls with pan-tiled roof

EPC: F

Electricity: Mains

Water: Mains

Drainage and Sewerage: Private drainage

Heating: Oil fired central heating.

Broadband: FTTC broadband connection available;
purchasers are advised to check with their provider

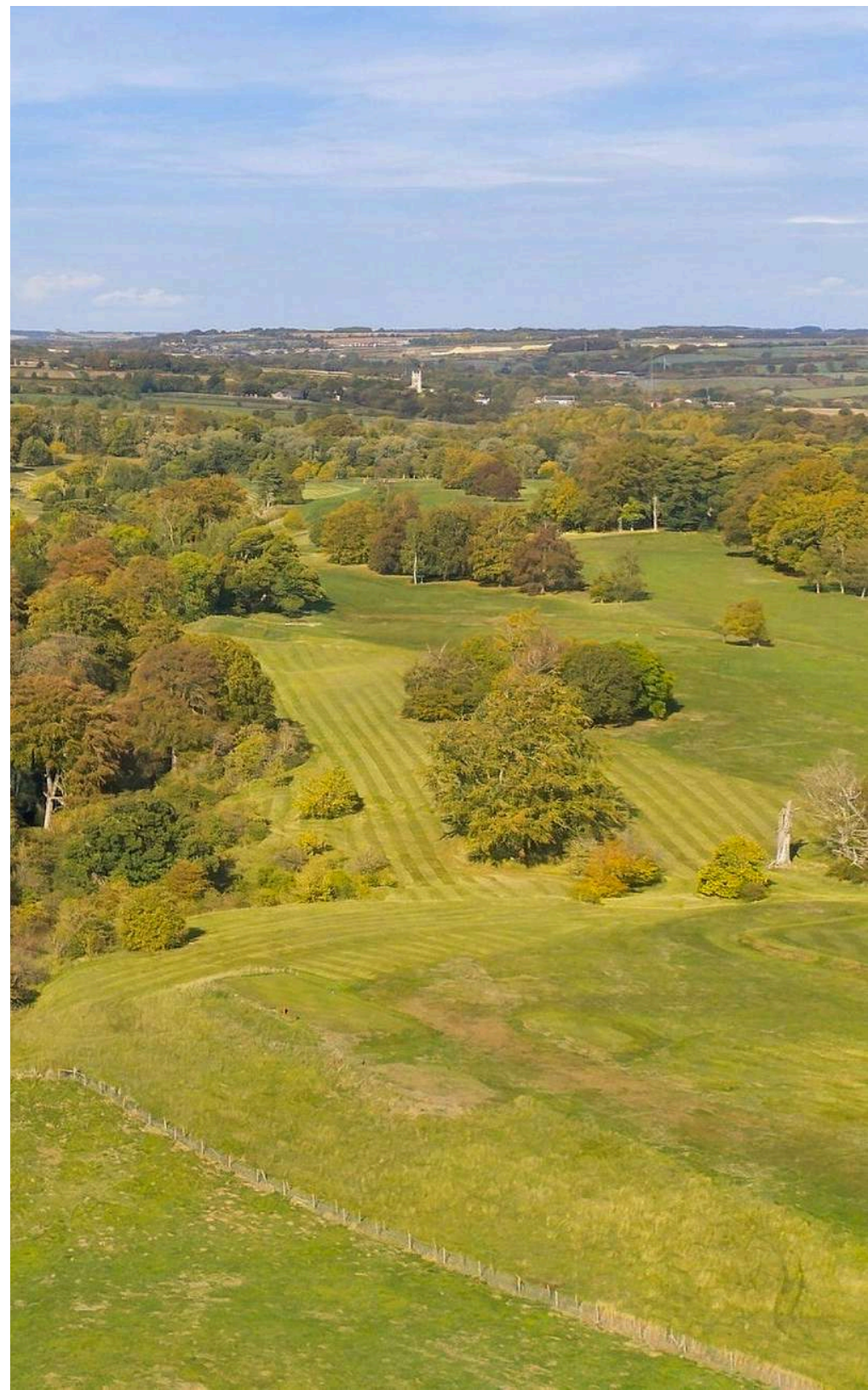
Mobile Coverage: 4G and some 5G signal is reported in the
area; purchasers are advised to check with their provider

Parking: Private gated driveway and covered carport, with
secure parking for up to four cars

Additional Information: The property may benefit from and
be subject to rights and easements, and is subject to
restrictive covenants. Prospective purchasers are advised to
seek appropriate advice from a solicitor as part of the routine
conveyancing process.

Disclaimer - All measurements are approximate and quoted in metric with imperial equivalents for general guidance only. While every attempt has been made to ensure accuracy, measurements must not be relied upon. Fixtures, fittings and appliances referred to have not been tested; no guarantee can be given that they are in working order. Internal photographs are reproduced for general information. It must not be inferred that any item shown is included with the property. Information is provided to the best of our knowledge following due diligence. Buyers should verify all matters material to their purchase, including planning status, business arrangements, grazing options, flood risk, easements, covenants, services and permissions.

Bishops Coach House, Stoke Rochford, Lincolnshire







BY DESIGN

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National audience
local knowledge