



Hillfoot Turnpike Road, Ryhall - PE9 4HD

Offers Over £775,000

EASTAWAY

Beautifully renovated, light-filled home with countryside views, wraparound gardens and over 2,100sqft of living space. Located in sought-after Ryhall, close to Stamford and with excellent amenities.



Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Striking contemporary home with over 2,300 sq ft of beautifully renovated accommodation overlooking open countryside.
- Incredible open-plan kitchen and entertaining space with large glazed doors opening directly onto the gardens and terraces.
- Great edge-of-village position in one of Stamford's most sought-after surrounding villages, just minutes from Stamford town centre.
- Light-filled interiors throughout with dual aspect windows, countryside views and a seamless connection between inside and out.
- Stunning principal suite featuring built-in wardrobes and a luxurious en suite with freestanding bath and walk-in shower.
- Landscaped wraparound gardens with multiple seating areas, detached garage, driveway parking and a wonderfully private feel.
- A home that genuinely needs to be experienced in person to fully appreciate the light, space, setting and atmosphere it offers.





What the Owners Told Us...

“When we renovated the house, we wanted it to feel bright, open and somewhere people naturally wanted to spend time. We’ve always loved how peaceful it feels here and how every main room seems to look out towards greenery and countryside. In the summer especially, with the doors open onto the garden, it’s fantastic for entertaining.”

Our Thoughts...

Hillfoot is one of those houses that’s very difficult to properly appreciate from photographs alone because it feels completely different in person. From the outside, the clean architectural lines and contemporary finish immediately stand out, but inside the house feels calm, bright and incredibly welcoming.

The first thing you notice is the light. The amount of glazing, dual aspect windows and doors opening onto the gardens and terraces make the whole house feel connected to the outside, with greenery and countryside views following you from room to room. Despite being within the village, the setting feels peaceful and wonderfully open, which gives the property a really special atmosphere.

The current owners have completely renovated the house and it really shows. The finish feels modern, clean and high end without losing warmth or comfort. The kitchen is undoubtedly the heart of the home, beautifully designed with a substantial island, integrated appliances and plenty of space to properly entertain, especially with the doors opening directly onto the terrace during the warmer months. The open plan layout flows effortlessly, while the sitting room still offers that cosy, quieter space centred around the wood burning stove.

Upstairs, the principal bedroom feels particularly impressive with its dual aspect windows, boutique style ensuite and beautiful outlook across the surrounding greenery. The remaining bedrooms are all generous doubles, while outside the wraparound gardens and terraces have been thoughtfully designed to make the most of the setting and sun throughout the day. Altogether, Hillfoot offers something that’s surprisingly difficult to find, a substantial contemporary home that still feels warm, peaceful and incredibly easy to live in.















Entrance Hall

11' 6" x 8' 1" (3.51m x 2.47m)

Hallway

10' 4" x 7' 5" (3.15m x 2.27m)

Living Room

31' 0" x 13' 6" (9.45m x 4.11m)

Kitchen / Dining / Living

38' 7" x 17' 5" (11.77m x 5.30m)

Utility Room

6' 11" x 4' 11" (2.10m x 1.49m)

Ground Floor WC

4' 9" x 4' 9" (1.44m x 1.45m)

Landing

2' 11" x 18' 5" (0.88m x 5.61m)

Principal Bedroom

18' 5" x 14' 7" (5.62m x 4.45m)

Principal En Suite

7' 10" x 10' 11" (2.39m x 3.34m)

Landing

7' 7" x 6' 4" (2.30m x 1.92m)

Bedroom 2

11' 9" x 11' 7" (3.58m x 3.54m)

Bedroom 3

9' 4" x 13' 5" (2.84m x 4.09m)

Bedroom 4

7' 2" x 10' 4" (2.18m x 3.14m)

Bathroom

7' 7" x 6' 3" (2.31m x 1.90m)

Garage

15' 10" x 11' 5" (4.82m x 3.49m)





GARDEN

Wrap around garden to the north, west and east of the property. The property's position on the plot provides ample sunlight throughout the day.

GARAGE

Single Garage

DRIVEWAY

3 Parking Spaces



Ground Floor Building 1



Ground Floor Building 2

First Floor Building 1

Approximate total area⁽¹⁾

2322 ft²

215.7 m²

Reduced headroom

15 ft²

1.4 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	74	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C	74	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

England, Scotland & Wales

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