



**The Black Swan Guest House**  
**21 High Street, Marton, Gainsborough, DN21 5AH**

**Price £595,000**  
**Freehold Property, Business, Fixtures & Fittings For Sale**

We are pleased to offer for sale this most attractive Grade II Listed period property which is tastefully appointed, trading as a popular Guest House with 6 en-suite letting bedrooms in the main property, spacious separate owner's living accommodation together with additional outbuildings converted to provide 3 further letting units, one of which is a completely self-contained 2-bedroomed bungalow.

The property occupies a prominent location within a popular village and has delightful gardens.



**The Black Swan Guest House, High Street, Marton, Gainsborough, DN21 5AH**



**LOCATION**

The property is located on the junction of High Street (A156) with the junction of Stow Park Road (A1500). Marton is a village located approximately 12 miles from the Cathedral City of Lincoln and 6 miles from the Market Town of Gainsborough, whilst also having easy access to the A1 via the A57. The village offers local schooling, a public house, village hall and church.

**DESCRIPTION**

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## ACCOMMODATION

The principal building is divided to currently comprise:-

### Owner's Accommodation

#### Ground Floor

Lounge (4.8 m x 6.8 m) – A spacious reception room with sash window and bar area off, connecting to the Guest House – still licensed for use if required.

Dining Room/Office (4.8 m x 3.2 m) – An attractive reception room with patio doors on to the courtyard and feature period fireplace.

Kitchen (4.3 m x 3.2 m) – Recently re-fitted with a range of modern wall and base units and incorporating the central heating boiler.

#### First Floor

Bedroom (4.7 m x 3.4 m) – A spacious bedroom with built-in wardrobes and period sash window overlooking the garden area.

Shower Room (2.1 m x 3.5 m) – Recently re-fitted shower, WC and period sash window.

### Guest House Accommodation

#### Ground Floor

Entrance Hall, with access to:-

Cellar - Providing dry storage accommodation.

Utility Room – With plumbing for automatic washing machine and WC compartment off.

Dining Room (5.5 m x 4.2 m) – An attractive reception room with fireplace and 2 sash windows. Furnished to accommodate up to 14 covers.

Resident's Lounge (3.2 m x 4.2 m) A cosy reception room with sash window.

Kitchen (2.5 m x 3.2 m) – Recently refitted with contemporary wall and base units and fully equipped to cater for the bed and breakfast business.

#### First Floor

#### Landing

Bedroom 1 (5.5 m x 3.6 m) – A large double with feature four-poster bed and two sash windows incorporating an en-suite shower room/WC.

Bedroom 2 (3.2 m x 4.2 m) – An attractive double bedroom with sash window, original fireplace and en-suite shower room/WC off.





Bedroom 3 (4m x 3.4m) – A further double bedroom with sash window, recently refurbished and overlooking the rear garden. En-suite shower room/WC off.

Bedroom 4 (5.3 m x 2.4m) – A generous sized single bedroom with en-suite shower room/WC.

Bedroom 5 (3.5 m x 4m) – A further good-sized bedroom with en-suite shower room/WC which has recently been upgraded.

Bedroom 6 (3.2 m x 3.6m) – A generous twin bedroom with built-in cupboards and en-suite shower room/WC.

#### Second Floor

Landing with superb views to the front and giving access to:-

Linen Room (3.3 m x 4.3 m) – A large room incorporating central heating boiler and hot water storage cylinder and racked out for linen storage.

Further Bedroom (currently used by owners) (5.3m x 4.3m) – Comprising two inter-connecting rooms, each with sash windows and used as a further bedroom and study.

#### Annexe Accommodation

‘Cromwell’ Family Suite (7.5 m x 4m) - A well presented suite with double bed and kitchenette off and large en-suite shower room/WC giving disabled access.

‘Turpin’ Suite (6.1m x 3.9m) – A twin room – these beds can be combined to create a further double room if required, and as with all other rooms, en-suite shower room/WC facilities are included.

‘Stable’ Bungalow - A self-contained two bedroomed bungalow comprising living room (currently used as twin bedroom), fitted kitchen with independent central heating system, 2 bedrooms and bathroom/WC combined. This unit is held on a separate land registry deed.

#### Outside

The property has ample parking in front of the annexe accommodation and additionally there are delightful, well presented gardens to the side of the property which offer a good degree of privacy.

#### Business Furnishings and Fixtures & Fittings

A full inventory of business furnishings and fixtures & fittings will be available upon request to any serious enquirers. Please ask for further details. Trading accounts available only after viewing.

#### **SERVICES**

Mains drainage, electricity and water are connected. An oil-fired central heating system is installed with two boilers serving the main house.

**EPC RATING** – Not Applicable. Grade II Listed.





## BUSINESS RATES & COUNCIL TAX

Rateable Value - £7,800

Small Business Multiplier (2022/2023) 49.9p in the £.  
The property may qualify for small business rates relief.

Prospective tenants should make their own enquiries regarding Small Business Rates Relief.

Council Tax Band A.

## VAT

To be confirmed.

## PARKING

Ample off-road parking adjacent to the 3 cottages.



## TENURE

Freehold.

## VIEWINGS

By prior appointment through Mundys.

## NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

## GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

