



6 & 6A, North Street
Crowland, Peterborough, PE6 0EF

£350,000

Details

- Charming 18th Century thatched cottage
- Stunning original features throughout
- Mixed use with two former commercial units (retail shop and tearooms)
- Four bedroom residential element together with living accommodation
- Rear enclosed court-yard
- Potential to reconfigure
- Viewing is essential to fully appreciate
- EPC Rating 6 - D, EPC Rating 6a - E Council Tax Band Rating 6A - C
- Council Tax Band 6 - C





Location



Overview

6/6A The Old Copper Kettle is a charming 18th Century thatched cottage situated in the heart of the attractive market town of Crowland. The property boasts original features throughout and offers versatile residential and commercial accommodation set over two storeys. The previous uses and layout makes the property an attractive proposition for both owner occupiers and investors/developers alike.

The commercial section formerly housed two self-contained units operating as a shop and tea rooms; the tea rooms being able to accommodate circa 30 covers with separate kitchen and preparation areas. The residential section is split over ground and first floor levels and boasts 4 bedrooms and well apportioned living accommodation.

Externally, the property benefits from a shared driveway which provides access to an outbuilding that provides space for storage/parking. Furthermore, there is an enclosed courtyard garden that can be accessed from the former tea rooms or from the driveway.

The property will be sold with vacant possession and viewing is essential to fully appreciate the potential.



Location

Located in the heart of the attractive market town of Crowland with easy access onto the A16 and A47. The A16 provides direct routes to Spalding travelling North and Peterborough travelling South. Crowland benefits from a well-supported town centre along with local amenities including doctors surgery, schooling, shopping and leisure facilities.

Due to its easy access to the nearby towns/cities such as Spalding, Market Deeping, Wisbech and Peterborough, Crowland is experiencing significant inward investment and development to support the organic growth of the area.



Accommodation

The property comprises both commercial and residential areas. The two commercial units are on the ground floor and comprise of a retail shop and tea rooms. The tearoom can accommodate around 30 covers with some being set within a large conservatory overlooking the enclosed court yard garden with space for outdoor dining.

The residential part can be accessed from either the conservatory or shared driveway leading in to an entrance lobby off the kitchen and living room. A stairwell leads off an internal lobby to the first floor where there is a family bathroom, three large double bedrooms and a single bedroom.

The property offers a versatile accommodation should a prospective buyer wish to reconfigure the property in a manner which is more suited to their desired use in particular there being two staircases to either side of the building which lead to the first floor, this includes potentially for residential use.

Tenure

The freehold is for sale with vacant possession.

Outgoings

As the property is mixed use, the property has both a council tax rating for the residential section and a rateable value for the commercial parts. These are as follows: Council Tax (6A North Street) – Council Tax Band 'C'

Rateable Value (6 North Street) – £3,050 and £4,150; the commercial parts have two rateable values reflective of it previously being occupied by two separate Tenants.



Services

The Property is heated via a mixture of gas central heating and electric heating and has all main services connected.

Sub meters have been installed to separate utilities for the commercial and residential areas.

No services or service installations have been tested by the selling agent. However, we understand that a 5 year electrical safety certificate is in place for the property (carried out in January 2023) and the gas appliances are covered by a current British Gas safety certificate; evidence of these certificates can be provided by the selling agents.

VAT

We understand that VAT will not be charged on the sale price.

Local Authority

South Holland District Council, Priory Road, Spalding, PE11 2XE

Tel: 01775 761161

Email: Info@sholland.gov.uk

Viewing

Strictly by appointment via the selling agents.



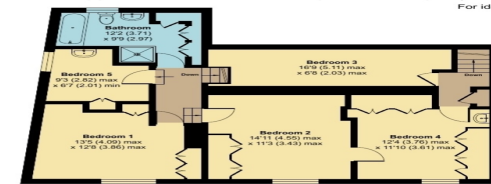




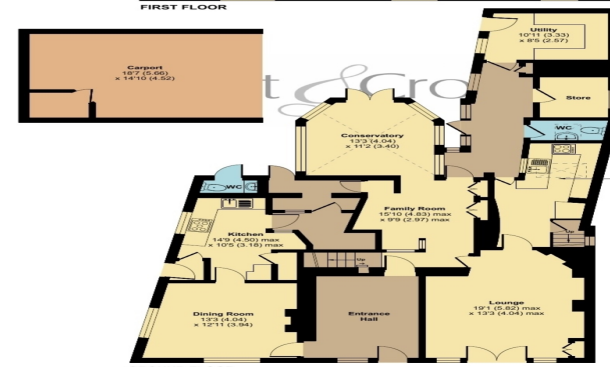
North Street, Crowland, Peterborough, PE6

Approximate Area = 2449 sq ft / 227.5 sq m (excludes wc & carport)

For identification only - Not to scale



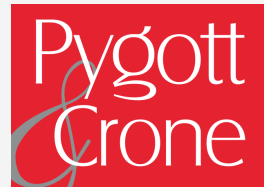
FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). Produced for Pygott & Crone. REF: 1028027. © richwcom 2023.



6 & 6A, North Street, Crowland
is marketed through our Commercial office

36a Silver Street, Lincoln, LN2 1EW

0330 128 0939