



Sycamore House
Lissington, Lincoln

BROWN & CO JH Walter



Sycamore House, Linwood Road, Lissington, Lincoln, LN3 5AE

Sycamore house, a former Inn between Market Rasen and Wragby , which now offers over 3,800sq. ft of excellently presented accommodation whilst occupying a generous plot in a popular village location.

The property is currently laid out with a bar area, commercial kitchen, cellar, and several seating and dining areas to the ground floor with feature fireplace, wood burning stove and exposed ceiling beams whilst the first floor comprises of immaculately presented and spacious living accommodation including a large living room, study, double bedroom with dressing area and en-suite, two further double bedrooms, dressing room and a family bathroom.

Outside the property benefits from plenty of parking to the front and generous gardens to the side and rear. The property has been granted change of use solely for residential purposes.



ACCOMMODATION

Ground Floor

Main Entrance leading to hallway and WC

Bar Area – 8.84m x 4.57m opening into:

Dining Area – 3.61m x 3.23m

Games Room – 3.63m x 4.50m

WC – 3.45m x 2.03m

Bar / Restaurant Area – 7.19m x 6.78m

Dining Area -5.41m x 4.13m

Washing Area

Hallway

Kitchen – 4.90m x 4.09m

Utility – 2.11m x 1.90m

Rear Lobby

Beer Cellar – 3.02m x 2.44m

Gents WC

Ladies WC

Side Entrance

First Floor
Landing with storage cupboard.

Living Room – 4.46m x 3.50m

Study – 2.06m x 1.96m

Bedroom One – 4.57m x 4.57m

Bedroom Two – 4.57m x 4.27m

Bedroom Three – 3.45m x 3.48m with dressing area and en-suite

Dressing Room – 3.30m x 3.05m

Bathroom – 4.39m x 3.25m

Outside

To the front is a large gravelled driveway providing parking for plenty of vehicles whilst a generous lawned garden runs to the side and rear of the property.

Situation

Lissington is located approximately 14miles North of the Historic City of Lincoln and just 4 miles South of Market Rasen.

PLANNING PERMISSION

West Lindsey District Council granted change of use from a public house to 1no. dwelling on 1st May 2024 – Application number 148255

TENURE & POSSESSION

Freehold and for sale by private treaty.



MOBILE

We understand from the Ofcom website there is likely mobile coverage from EE, O2, Three and Vodafone.

BROADBAND

We understand from the Ofcom website that standard and ultrafast broadband is available at this property with a max download speed of 1000 Mbps and an upload speed of 500 Mbps.

The premises benefits from free high speed wifi with Quickline. There is a small green battery box installed under the trees in the garden. This transfers to new owners when property sells.

BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer, Brown&CoJHWalter are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01522 504304.

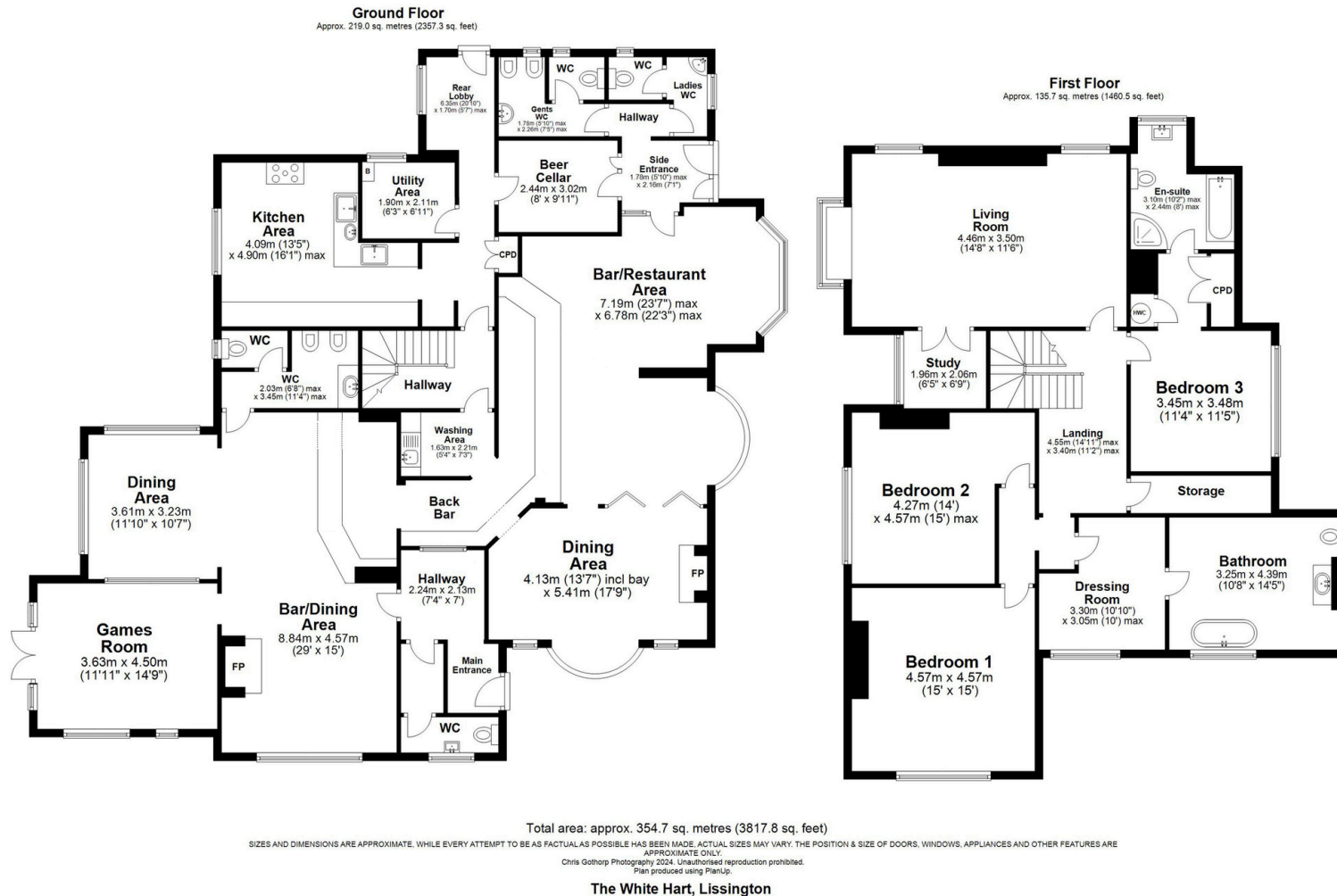
AGENT

James Drabble

01522 504304

lincolncitycentre@brown-co.com





IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated

Brown&CoJHWalter
5 Oakwood Road | Lincoln | LN6 3LH
T 01522 504 304
E lincolncitycentre@brown-co.com

BROWN & CO JHWalter
Property and Business Consultants