



The Old Copper Kettle North Street

Crowland PE6 0EF

Asking price £340,000



The Old Copper Kettle North

Crōwland PE6 0EF

Built approximately four hundreds years ago this thatched and highly recognisable combination of The Old Copper Kettle and Bridge Cottage offers a 'ready to go' Cafe business opportunity with substantial and recently decorated living accommodation included. Enjoying many uses over the years from a Dentist, post office, gift shop, grocers and chemist to name a few, the property was originally three cottages joined into one.

The premises now offer a spacious, fully equipped, Cafe business with recently decorated Kitchens, preparation areas along with attractive dining and drinking areas set amongst charming period features. There is also an Office space and Conservatory, which could potentially be reclassified to add to the business or residential accommodation increasing its versatility further.

The property also boasts spacious, four Bedroomed living accommodation set over two floors with a kitchen, Dining Room downstairs and it's own entrance separate to the business offering a potential rental opportunity alongside a good size Carport /storage building over the shared gated driveway. The thatch was completely replaced in 2018 by Cobb thatching Ltd a member of the NSOMT and the property has recently had gas radiator heating fitted.

The property is in North Street the centre of Crowland, close to the historic tourist attractions of Crowland Abbey and the Trinity Bridge along with daily activities of this busy town and its main parking/shopping facilities all helping to attract custom to the business side of the premises.

Viewing is strongly recommended to appreciate how simple it will be to re-start this well known business, the attractive and spacious accommodation offered and how to develop it still further.

Tenure Freehold





Cafe Area One
 19'5" max x 14'2" (5.93m max x 4.34m)
 Corner positioned living flame gas fire in a period style surround, period spice drawer feature, water feature to front window.

Cafe Area Two
 11'10" x 9'10" max (3.62m x 3m max)
 Period wall cupboards features, open fireplace, stairs to first floor apartment.

Conservatory
 13'2" max x 10'1" max (4.03m max x 3.09m max)
 Double doors to Courtyard Garden, potential to reclassify to add to the cafe.

Cafe Kitchen
 18'0" max x 7'4" max (5.51m max x 2.26m max)
 Equipped with double oven, dishwasher electric hob, base and eye level storage units, skylight. Stairs to the first floor apartment.

Rear Hallway
 Door to Courtyard Garden, storage room.

W.C Cloakroom

Storage Room
 7'4" x 5'4" (2.26m x 1.63m)

Second Kitchen/ Preparation Room
 10'10" max x 8'4" (3.31m max x 2.55m)
 Fitted with a range of base and eye level units, hand wash basin, stainless steel sink unit , door to the Courtyard Garden.

Office
 14'3" x 9'6" (4.35m x 2.92m)
 Door to Cafe area 1 & 2 , living flame gas fire feature, door to

Residence Dining Room
 14'3" max x 13'1" max (4.36m max x 4.01m max)
 Living flame gas fire feature, exposed wall and ceiling beam features.

Residence Kitchen
 14'3" max x 10'5" m max (4.35m max x 3.20 m max)
 Porch door to side of Cottage, 'Harrods' built and installed Kitchen with base and eye level units, fitted oven and hob, extractor fan, storage cupboard.

Landing One

Bedroom 1
 13'5" x 12'6" max (4.11m x 3.83m max)
 Three built in wardrobes, wall safe feature.

Bedroom 2
 14'11" max x 11'1" max (4.56m max x 3.39m max)
 built in double wardrobes, connecting door to

Bedroom 3
 12'7" x 9'2" (3.85m x 2.80m)
 range of built in wardrobes, hand wash basin, door to second Landing

Bedroom 4
 9'11" max x 9'8" max (3.03m max x 2.96m max)
 Vanity hand wash feature.

Bath/Shower Room
 Panelled bath, hand wash feature, low level W.C. shower tray, range of built in storage cupboards.

Landing Two
 Door to Bedroom 3 and

Storage Room
 17'5" x 6'6" (5.33m x 2.00m)
 sloping ceiling restricting head height.

Outside.
 To the rear of the property is an enclosed Courtyard Garden enjoying a high degree of privacy and offering an extension to the Cafe seating area, there is an outside Cloakroom W.C and gated access to the Carport/storage building.



Floor Plan



Viewing

Please contact our Crowland Office on 01733 259995 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

