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- Character Stone Property
- Three Storeys
- Barns & Outbuildings For Conversion
- South-Facing Courtyard
- NO CHAIN
- Four Bedrooms
- In Need Of Refurbishment
- Quiet Village Location
- Large Driveway
- Three Reception Rooms

## Church Street, South Witham, NG33 5PJ

Attractively set within its own courtyard of barns and outbuildings, this impressive three storey stone residence is believed to have originally been the village butchers and still retains the front shop. Set in the older part of the village behind stone walling with a South-facing aspect, the property has been well-loved by the current family for many years but now requires some updating and cosmetic refurbishment. Sold with NO CHAIN.

The internal accommodation comprises an entrance hall with cloakroom, living room, front reception room, dining room and breakfast kitchen with pantry. The first floor offers four bedrooms and a main bathroom. Stairs lead up to an open plan second floor comprising of three attic rooms, which could be converted to create an impressive master suite.

The outbuildings may allow for conversion into a separate dwelling STPP, or an excellent self-contained annexe / home office. The garaging/stables could suit someone wishing to house a collection of vehicles.

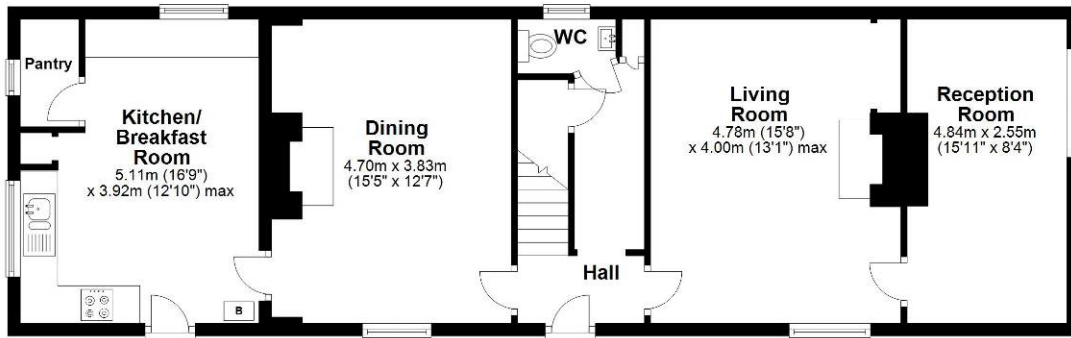




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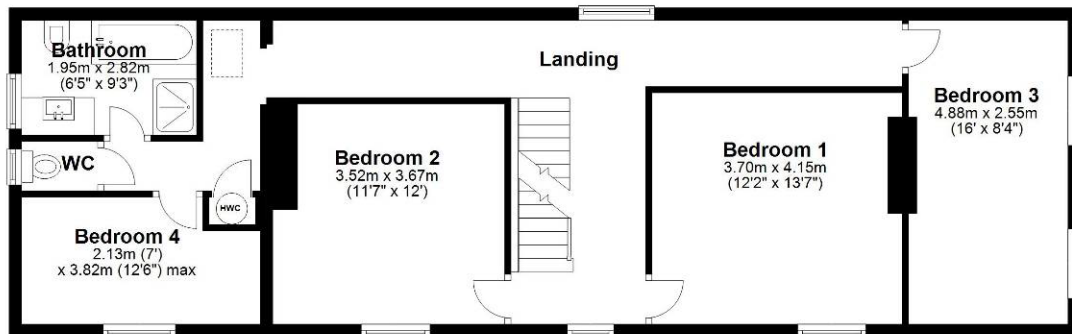
### Ground Floor

Approx. 80.0 sq. metres (861.1 sq. feet)



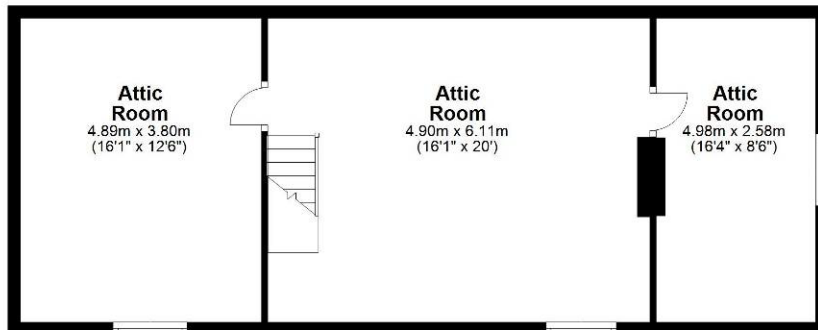
### First Floor

Approx. 82.4 sq. metres (886.8 sq. feet)



### Second Floor

Approx. 62.3 sq. metres (670.9 sq. feet)



Total area: approx. 224.7 sq. metres (2418.8 sq. feet)

This floor plan is not to scale. They are for guidance only and accuracy is not guaranteed. Plan was produced by ADR Energy Assessors  
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