



- Beautiful *Grade II Listed Period Property
- Additional 3 Storey Barn & Shop - Potential Business/Development Opportunity
- Approx 4,000 Sq. Ft. of Combined Floorspace
- 5 Bedroom Main Residence Over 3 Floors

- Superb Town Centre Location
- Major Renovations Completed with Further Works Required
- Riparian Owner Rights to the River Bain
- Originally Dating to the 17th Century



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The Old Bakehouse, Bridge Street, Horncastle, LN9 5HZ
Guide Price £499,950

Starkey&Brown is delighted to represent this Grade II listed* character property, which was the old 'Townleys Bakery', with the centuries-old Bread Ovens still remaining in the accompanying barn. The combined floorspace reaches an impressive 4,000 Sq. Ft., which includes a three-story residential dwelling and three storey barn to the rear.

Further additions to the property include: gated off-street parking, riverside walled garden, and ground-floor shop which faces the well-visited Bridge Street. The property has benefited from a scheme of considerable improvement works; however does require extra renovations to finish the home to its full potential. The original part of the building dates back to circa 17th century and accommodation briefly comprises an entrance lobby, a sitting room, a dining room, 24'7 kitchen, a utility, a downstairs WC and boot room. On the first floor, there is a stunning 17' drawing room with a feature fireplace, accompanied by two double bedrooms and a luxury four-piece bathroom suite including a jacuzzi bath. In total, there are five bedrooms and three bathrooms, and an additional first-floor WC.

To the rear of the property is the barn, which is the original old Bakehouse and offers fantastic potential for a wide variety of uses, subject to the necessary planning consents, these could include holiday lets or business premises. To the front, there is a shop which fronts Bridge Street and offers excellent levels of passing trade within the heart of the town. Outside the property offers a gated driveway with space for two vehicles and a surprisingly large walled garden which overlooks the River Bain and offers an excellent degree of privacy.

Council tax band: A. Freehold.



Introduction

The main house is a delightful Grade II listed family residence which has begun a programme of intense renovations. Now the home offers the opportunity to finish and create a wonderful home with some cosmetic work required to complete the property to its full glory. Considerable work has been carried out on the main residence however the home maintains much character, charm and original features and offers a unique opportunity for potential buyers. It is noted that the whole property is not Grade II Listed however, many of the features are protected under the Grade II ruling.

12-12a Bridge Street

The original front entrance door leads into the entrance hallway which has a staircase leading to the first floor and gives access to two reception rooms; the sitting room and the dining room. The 247" kitchen has benefitted from a full revamp with a Lark & Larks sage green kitchen. Combining traditional joinery and contemporary appliances the kitchen makes for a charming setting with access to a convenient utility room and WC. The first floor offers 2 double bedrooms and an impressive drawing room with feature fireplace. Previously, the drawing room came with a vaulted ceiling leading to a mezzanine bedroom - recently the vaulted ceiling has been covered to create a cosier drawing room but could be easily reverted. In total, the second floor boasts 3 bedrooms and two bathrooms with more potential to change the current floorplan. Recently on the first floor there has been a renovation to the bathroom with a 4 piece suite fitted with a jacuzzi bath and has a traditional finish.

The Barn

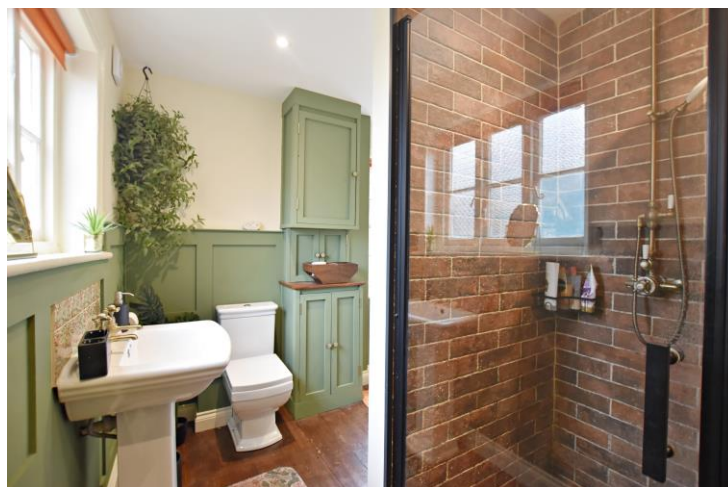
The Barn was the original bakehouse for the reputable local bakers 'Townleys Bakery' and still has the original Grade II Listed bread ovens. This substantial, three storey barn extends to approximately 1300 square feet and offers potential for a wide variety of uses such as apartments, holiday lets, home office space, workshops or may other purposes, subject to the necessary planning consents. The barn was updated in approximately 2008 to include a new roof, and insulation and plastering to the upper floors. The lower level is currently used for storage, houses the original bread ovens and is accessed via a wide barn door in the courtyard. The upper levels are accessed via a York stone staircase which leads from the courtyard and offers fantastic space and must be viewed to be fully appreciated.

The Shop

The shop is accessed directly from Bridge Street, a well pedestrianised street right in the heart of this bustling town with many visitors throughout the year. This was originally the home of 'Townleys Bakery', has also been utilised as a cafe and an antique shop. Currently the shop is used for domestic use by the current owners and makes for a perfect entertainment space. The shop has large Grade II Listed traditional window frontage, with double front entrance doors, and offers suitable External space for a wide range of businesses or domestic use.

External

Outside the grounds are accessed from Bridge Street via substantial wrought iron gates, which lead to the parking area which offers parking space for two vehicles. To the rear of the property there is a traditional courtyard area which is predominantly York stone with outdoor WC and log store, giving access to the barn and leading to the main garden area. The main garden area is fully enclosed by a brick wall and offers an excellent degree of privacy given its central location. The river runs to the side of the property and there are steps from the garden leading down to the waterside. Purchasers of the property will become Riparian Owners upon transfer of the title deed. The garden is mainly laid to lawn with a wide variety of mature shrubs and trees.





GROUND FLOOR
300' x 100' (91.4m x 30.5m)



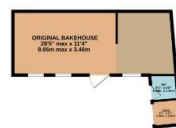
1ST FLOOR
300' x 100' (91.4m x 30.5m)



2ND FLOOR
300' x 100' (91.4m x 30.5m)



3RD FLOOR
300' x 100' (91.4m x 30.5m)



4TH FLOOR
300' x 100' (91.4m x 30.5m)



5TH FLOOR
300' x 100' (91.4m x 30.5m)



TOTAL FLOOR AREA : 4127 sq.ft. (383.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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