

# LONG SUTTON

Gedney Dyke is an unspoilt small village with many other good quality individual homes. Location of the property about 1.5 miles north of the A17 for ease of access. The small but busy Market Town of Long Sutton is located approximately 3 miles away and has a good range of amenities including Co-Op Store/Post Office, One Stop, Boots, Health Centre, Library, Ironmongers, Electrical store, Dentists, Hairdressers and various eateries. The larger towns of Kings Lynn and Spalding are both approximately 19 miles away and have ongoing coach and rail links direct to London and the North.

Planning Permission granted 01/06/2021 for a change of use from a public house to two dwellings, including alterations. More recently, Pre-Application Advice has been received confirming an Application to convert the property to a single dwelling. As such, there is scope to provide a superb family home. Standing in about half an acre (subject to STMS) to include the potential of a building plot subject to Planning Permission. "Would be hard to resist"

"The Chequers" is a most attractive former country pub which dates back to the late 18th century. Sit on half an acre (subject to STMS) this property benefits from a quaint village location and stunning field views. The interior provides a spacious bar and dining area and therefore offers the ability to create larger or smaller guest areas, a well-equipped and positioned commercial kitchen, ample storage and modern bathrooms. To the first floor there is a bright and generously sized 2-bedroom apartment.

## The Chequers Main Street, Gedney Dyke, Lincolnshire, PE12 0AJ

**Offers in the region of £495,000 Freehold**



The property underwent a comprehensive scheme of improvement around 12 years ago to provide a fine dining restaurant with a very comfortable 'Mangers' 2 bedroom flat above. It enjoyed an excellent reputation until going the way of so many hospitality venues a few years ago. New entrepreneur owners have the option of re-creating a much-loved food and drink venue up to 70 covers or to convert into a beautiful home. The accommodation comprises of -

#### Front Porch

4'6" x 5'3" (1.38 x 1.61)

Solid wood entrance door with small pane window to front. Sloped ceiling. Inset ceiling lights. 1 x rad. Light oak and glazed panelled door to the pub.

#### Bar Area

25'11" x 20'4" (7.90 x 6.20)

Wooden beamed ceiling. uPVC windows to front. Wall lights x 4. Floor lights x 4. Brick walls and pillars. Wood and brick mantel with log burning fireplace. Wooden bar. Power points. 3 x radiators.

#### Bar

Wooden bar. Built-in shelving. Inset ceiling lights x 3.

#### Snug

7'3" x 6'2" (2.23 x 1.90)

Leading of the bar area is a small snug currently compromising of a corner dining set. Light. Fire door leading to side.

#### Kitchen

12'5" x 13'6" (3.81 x 4.12)

uPVC window to rear. Stainless steel sinks x 3. Stainless steel worktops. 2 x fluorescent tube ceiling light. Duo swing door to the bar area. Door to pantry and boiler room.

#### Pantry

5'10" x 7'4" (1.79 x 2.24)

uPVC window to side. Stainless steel worktops and shelving. Space for under-counter appliances.

#### Boiler Room

13'6" x 10'2" (4.14 x 3.12)

Built-in shelving. Boiler. Built-in extractor fan. Power points.

#### Toilets

L Shaped Corridor - Fully tiled, 2 x wooden doors. 4 x inset ceiling lights. 1 x radiator.

Disabled Bathroom - 1.02 x 1.43m

Fully tiled. Inset ceiling light. Low-level WC. Pedestal basin.

Women's Bathroom 2.48 x 1.42m

Inset ceiling light. Modern wall hung long sink with two mixer faucets. 2 x cubicles with low-level WC's.

Mens Bathroom 2.24 x 1.80

uPVC window to rear. Inset ceiling lights. 1 x cubicle with low-level WC. 2 x urinals. 1 x modern floating basin. 1 x radiator.

#### Upstairs Flat

Wooden door to stairs. uPVC window to rear. Wall light. Stairs lead up to kitchen.

#### Kitchen

13'8" x 7'8" (4.17 x 2.34)

Sloped ceiling. Inset ceiling lights. Laminate floor. uPVC window to front. Matching floor and wall cupboards with counter over the top. Built-in oven and extractor fan. Stainless steel sink with mixer tap. Space for 1 x under-counter appliance. 4 x double power points. 1 x radiator.

#### Bathroom

10'9" x 6'0" (3.29 x 1.83)

Sloped ceiling. Inset ceiling lights. Laminate floor. uPVC window to rear. Mains fed shower over bath. Low-level WC. Pedestal basin. Storage cupboard. Built-in extractor fan.

#### Living Room

16'6" x 13'4" (5.03 x 4.08)

Sloped ceiling. Inset ceiling lights. uPVC window to front, side and rear. Double power points. 1 x TV aerial socket. 1x radiator.

#### Bedroom 1

13'11" x 13'11" (4.26 x 4.25)

Sloped ceiling. Inset ceiling light. Upvc window to front and rear. Double power point. 1 x Tv aerial socket. 1 x radiator.

#### Bedroom 2

11'6" x 13'3" (3.53 x 4.05)

Sloped ceiling. Upvc window to front and side. 2 x double power points.

#### Planning

A copy of the Change Of Use Planning Consent and the architect's plan of the earlier proposal to convert to 2 dwellings plus the architect's plan of the potential building plot can be obtained from the Geoffrey Collings and Co Long Sutton Office or from the Council planning website - Reference number H06-0210-21. Also available is a copy of the Pre-Application Advice to convert the property to one single dwelling.

#### Council Tax

The living accommodation is a Council Tax Band A. Business rateable value £10,250. For more information on the council tax, please contact South Holland District Council. Tel 01775 761161.

#### Energy Performance Certificate

EPC Rating Band C. If you would like to view the full EPC then please enquire at our Long Sutton office.

#### Services

Mains water and electric installed. Private drainage system. Central heating as mains gas and drainage is not available in this rural village.

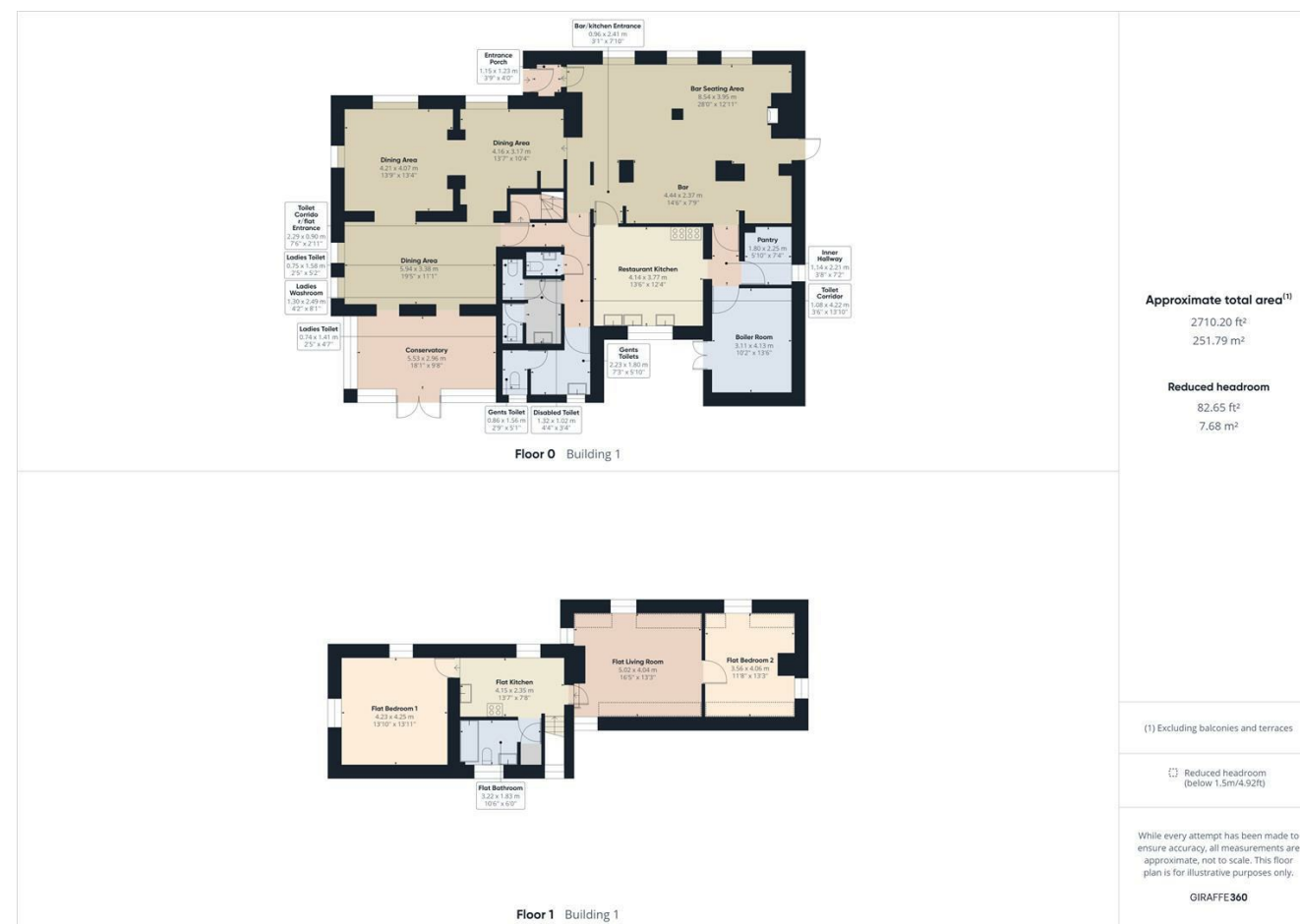
#### Directions

From our Long Sutton office head northwest on High Street towards Market Place. Follow for 1.5 miles until reaching the roundabout. Take the 4th exit onto Chapelgate and continue for 0.1 miles before turning right onto Lowgate. Follow for 0.1 miles before turning right onto Main Street. After 79ft the property can be found on your left-hand side.

FURTHER INFORMATION and arrangements to view may be obtained from the LONG SUTTON OFFICE of GEOFFREY COLLINGS AND CO. Monday to Friday 9am to 5:30pm. Saturday 9am to 4pm.

Please visit [www.geoffreycollings.com](http://www.geoffreycollings.com) for details of our services and all our properties.

IF YOU HAVE A LOCAL PROPERTY TO SELL THEN PLEASE CONTACT OUR LONG SUTTON BRANCH FOR A FREE MARKETING APPRAISAL.



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