



**3 South Street,  
Horncastle, LN9 6DR  
Guide Price £200,000**



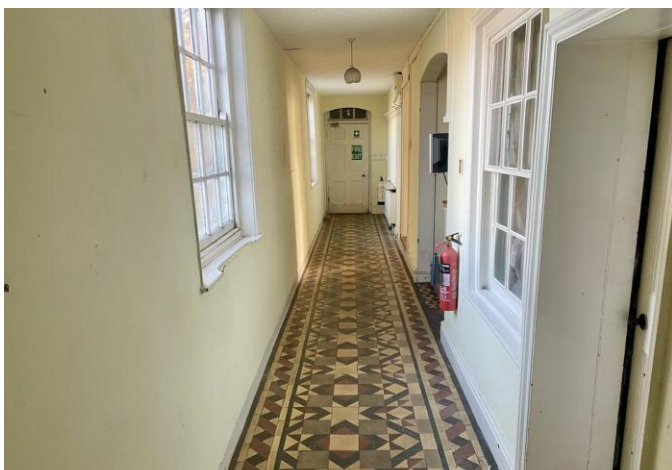
- Substantial Period Property
- Prominent Town Location
- Established History, both Residential & Retail
- Large Fully Walled Garden
- Private Parking to Rear
- All Mains Services Connected

A prominent and substantial period property set in a central location of the town, having a long and established history of both residential and retail uses and has an enormous amount of potential for both, (subject to the necessary Planning Permission), also having a large, fully enclosed, walled lawn garden and private parking to the rear for at least three vehicles. All mains services are connected to the property.



**Horncastle - 01507 526877 & Woodhall Spa - 01526 353185**  
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**OPEN PORCH** Over three steps from the footpath with uPVC sealed double glazed front entrance door. **ENTRANCE LOBBY** with radiator, door to hallway and open access to:

**FRONT SALES/RETAIL AREA** 21' 3" x 14' 3" (6.48m x 4.34m) Having large front picture window being sealed double glazed, two radiators, recess wall shelving.

**HALLWAY** With decorative tiled flooring, radiator and return staircase to the first floor and further access to rear hallway.



**CELLAR** 16' 0" x 15' 4" (4.88m x 4.67m) Divided into three rooms also having housing three safes.

**OFFICE ONE** 17' 6" x 16' 3" (5.33m x 4.95m) Having original marble fire surround and fireplace (boarded), two radiators, bay window with doors opening into the south facing garden.

**REAR HALLWAY** Having door to the rear garden, decorative tiled floor, back staircase to the first floor.

STORE ROOM off.

LARGE STORE ROOM 13' 4" x 13' 0" (4.06m x 3.96m)  
Having wall shelving and storage cupboards, tiled flooring and also housing the gas fired boiler.

KITCHEN 7' 4" x 7' 4" (2.24m x 2.24m) Having stainless steel single drainer sink unit with base cupboards and double wall cupboard, hot water heater and fridge. Worktop.

FIRST FLOOR - LONG LANDING With two radiators and doorway to the back landing.

OFFICE TWO 11' 7" x 7' 2" (3.53m x 2.18m) Having radiator.

OFFICE THREE 15' 6" x 10' 9" (4.72m x 3.28m) With radiator and recessed wall shelving.

OFFICE FOUR 16' 6" x 16' 4" (5.03m x 4.98m) Having original cast iron fireplace, radiator.

STORE ROOM OFF 9' 3" x 4' 5" (2.82m x 1.35m) (Max)

OFFICE FIVE 17' 6" x 16' 4" (5.33m x 4.98m) Having two radiators, views over the rear garden.

BACK LANDING Having two fitted storage cupboards, staircase to the ground floor and radiator.

OFFICE SIX 13' 5" x 8' 9" (4.09m x 2.67m) Having original fireplace, radiator and views over the garden.

OFFICE SEVEN 12' 2" x 6' 9" (3.71m x 2.06m) With two free standing storage units.

TOILETS With door off back landing leading to INNER LOBBY with radiator, GENTS WC with hand basin, extractor fan and water heater, SEPARATE LADIES WC with hand basin and water heater.

OUTSIDE Range of OUTBUILDINGS and a fully enclosed walled south-facing garden with parking to the rear for at least three vehicles.

OUTGOINGS - The property is situated within the East Lindsey District Council.

POSSESSION - Vacant possession will be given on completion.





FLOOR PLANS ARE TO SHOW LAYOUT ONLY AND ARE NOT DRAWN TO SCALE

**MONEY LAUNDERING REGULATIONS:** Under the Money Laundering Rules 2007, The Proceeds of Crime Act 2002 and The Terrorism Act 2000 the Agent is legally obliged to verify the identity of the Client through sight of legally recognised photographic identification (e.g. passport, photographic drivers licence) and documentary proof of address

**BUILDING MEASUREMENTS:** All building measurements have been taken in accordance with the RICS code of measuring practice

**DISCLAIMER:** Walter's- have not tested any apparatus, equipment, fixtures, fittings or services so cannot verify that they are in working order. The purchaser is advised to obtain verification from their Solicitor or Surveyor. Where internal photographs are shown, they are to portray the layout. Please check to confirm if items are included in the purchase price.

#### EPC via link

<https://find-energy-certificate.service.gov.uk/energy-certificate/3607-6994-9673-8501-2337>

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