



High Street, Wainfleet SKEGNESS PE24 4BN

welcome to

High Street, Wainfleet SKEGNESS

We welcome to the market this historic building which was previously a pub offering 6 Bedrooms, 4 En-Suites, 2 Bathrooms and 5 Receptions room as well as a Cellar. Externally, the vendors advise the property sits in 0.68 acres (STS) as well as offers outbuildings including a stable, Driveway & Garden

##Invalid Field Name##

Agents Note

Please be aware that the property is within a conservation area. There is also a covenant on the property to restrict being turned back into a pub. For more information please contact the branch

Entrance Hall

Entrance door leads into the hallway which has a radiator, stairs leading up to two separate areas and stairs leading down to a separate area. There is also a door leading into:

Reception Room

13' 2" x 13' 1" (4.01m x 3.99m)

Has a window, radiator and door into:

Snug

10' 2" x 7' 6" (3.10m x 2.29m)

Has a sliding sash window to the front elevation and a radiator.

Inner Hall

Stairs leading down into the hallway, has a door leading down to the cellar and has doors into:

Office

9' 6" x 5' 8" (2.90m x 1.73m)

Has a radiator and two opaque windows

Kitchen

23' 2" x 12' 10" (7.06m x 3.91m)

Has wall, base and drawer units with worktop space over, sink, extractor, space for appliances, window and door to the rear and pantry cupboard.

Reception Room

15' 11" x 12' 11" (4.85m x 3.94m)

Has two radiators and door into:

Reception Room

21' 5" x 17' 1" (6.53m x 5.21m)

Original bar area offering front entrance door, windows to the front elevation, original bar and radiator.

Inner Hall

Has a radiator, door leading to the rear garden and doors into:

Gym Area

10' 8" x 7' 10" (3.25m x 2.39m)

Currently used by the vendors as a gym area, has towel radiator and two skylight windows

Bathroom

Has a bath, wc and sink with vanity storage

Utiiy

Has a work surface, space and plumbing for appliances and a window.

Kitchen / Living:

24' 7" x 19' 10" (7.49m x 6.05m)

Has wall, base and drawer units with worktop space over, sink, window to the rear, multi-fuel burner, radiator and door into:

Reception Room

14' 8" x 10' 10" (4.47m x 3.30m)

Has a window, radiator and walk in storage area.

Two Bedroom Area:

Previously used as the owners area

Inner Hall

Radiator and doors into:

Bedroom One





12' 2" x 13' (3.71m x 3.96m)
Has a window and radiator

Bedroom Two

12' 8" x 9' 9" (3.86m x 2.97m)
Has a window and radiator

Shower Room

Has a shower, sink, opaque window, airing cupboard

Wc

WC and window

**3rd Area:
Bedroom**

16' 7" x 10' 1" (5.05m x 3.07m)

Snug

Window, radiator and doors into:

Bedroom

Has a window and radiator

En-Suite

Has a shower, sink and WC



Bedroom:

14' 5" x 10' 3" (4.39m x 3.12m)

Has a window and radiator

En-Suite

Shower, Sink, WC, and towel radiator

Bedroom

15' 4" x 9' 5" (4.67m x 2.87m)

Has a window and radiator.

En-Suite

Shower, bath, sink, wc and towel radiator

Exterior:

Externally the property benefits from a large private courtyard offering parking for multiple vehicles. This is accessed down the side of the building. The rear offers a picket fenced patio/play area and a tree lined lawned area. The property sits on approx. 0.68 acres (STS). There is 3 Sheds, boiler room, stable (14'10 X 19'8).



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welcome to

High Street, Wainfleet SKEGNESS

- 6 BEDROOM DETACHED HOME
- DRIVEWAY & GARDEN
- 5 RECEPTION ROOMS
- WITHIN WALKING DISTANCE TO AMENITIES

Tenure: Freehold EPC Rating: E

£365,000

directions to this property:

See Multi-Map Illustration



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
SKG109105 - 0005

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