









# 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" (  $7.06m \times 3.91m$  )

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

# Utiity

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:**

 $14' 5" \times 10' 3" (4.39m \times 3.12m)$  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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# **High Street, Wainfleet SKEGNESS**

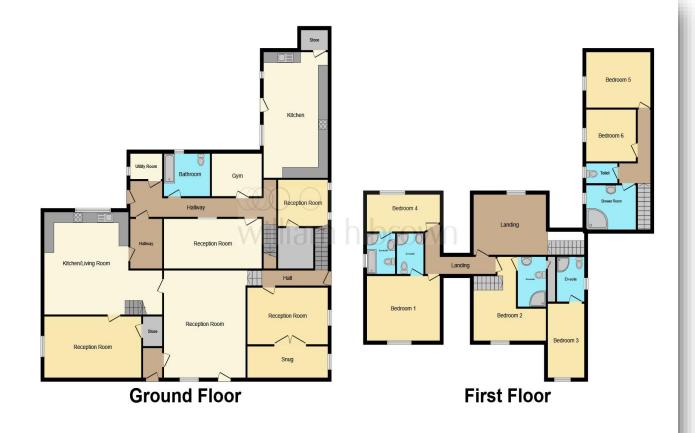
- 6 BEDROOM DETACHED HOME
- **DRIVEWAY & GARDEN**
- **5 RECEPTION ROOMS**
- WITHIN WALKING DISTANCE TO AMENITIES

Tenure: Freehold EPC Rating: E

£365,000

# directions to this property:

See Multi-Map Illustration



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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