



**Ramblers Hotel Sutton Road, Trusthorpe Mablethorpe LN12**  
**2PY**



**welcome to**

## **Ramblers Hotel Sutton Road, Trusthorpe Mablethorpe**

\*\*\*NOT TO BE MISSED\*\*\*

We welcome to the market this well presented Guest House Located in Popular area only a short distance from local amenities. This property offers 6

Guest rooms all of which have en suites as well as separate owners accommodation

### **Entrance**

Entrance door leads into entrance porch which has a door leading into the hallway. The hallway offers a radiator, stairs leading to the first floor and doors leading into the following rooms:

### **Sitting Area**

15' 1" x 9' 11" ( 4.60m x 3.02m )

Has a window, radiator and open access into the dining area

### **Dining Area**

12' x 14' 1" ( 3.66m x 4.29m )

Has a window to the front and a radiator

### **Lounge**

17' 10" x 11' 11" ( 5.44m x 3.63m )

Has a window to the front and two radiators

### **Room 5**

Twin room with window, radiator and wet room en-suite

### **Room 6**

10' 10" x 9' 9" ( 3.30m x 2.97m )

Double room with window, radiator and wet room en-suite

### **Landing**

Has a radiator and doors leading into the following rooms

### **Room 1**

15' 3" x 13' 9" ( 4.65m x 4.19m )

Family room with window, radiator and shower room en-suite

### **Room 2**

11' 9" x 10' 9" ( 3.58m x 3.28m )

Twin room with window, radiator and shower Room en-suite

### **Room 3**

11' 11" x 9' 10" ( 3.63m x 3.00m )

Double room with window, radiator and shower room en-suite

### **Room 4**

10' x 12' 2" ( 3.05m x 3.71m )

double room with window, radiator and bath en-suite

### **Wc**

### **Owners Accommodation**

#### **Kitchen**

14' 5" min to cup x 11' 10" ( 4.39m min to cup x 3.61m )

Comprising of wall, base and drawer units with worktop space over, two sinks, hand wash basin, window, space for appliances and door into rear porch. The Kitchen serves both the guest house and owners.

### **Rear Porch Lean To**

22' 10" x 5' 5" ( 6.96m x 1.65m )

Has a door to the rear elevation and door leading into:

### **Hall**

Has an electric radiator and doors into

### **Lounge**

13' 8" x 11' 2" ( 4.17m x 3.40m )

Has a window and an electric radiator

### **Bedroom 1**

10' 7" x 11' 5" ( 3.23m x 3.48m )

Has a window and an electric radiator





### **Bedroom 2**

9' 10" x 6' 10" ( 3.00m x 2.08m )  
Has a window and an electric radiator

### **Bathroom**

Has a bath with shower over, WC, sink

### **Office Area/ Inner Hall**

6' 11" x 7' 2" ( 2.11m x 2.18m )  
inner hall is currently used as an office space

### **External**

Externally the property offers a carpark to the front as well as gated side access for the owners. The rear is low maintenance with gravelled and patio areas.



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welcome to

## Ramblers Hotel Sutton Road, Trusthorpe Mablethorpe

- GUEST HOUSE LOCATED IN POPULAR LOCATION
- 6 GUEST ROOMS
- AMPLE PARKING
- GUEST LOUNGE & DINING ROOM
- SEPARATE OWNERS ACCOMMODATION

Tenure: Freehold EPC Rating: B

**£500,000**

### 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](http://www.focalagent.com)

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Property Ref:  
SKG109566 - 0003

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