



Ramblers Hotel Sutton Road, Trusthorpe Mablethorpe LN12
2PY

welcome to

Ramblers Hotel Sutton Road, Trusthorpe Mablethorpe

****RECENTLY REDUCED BY £50,000!****

Life Style business with scope to improve.

We welcome to the market this well presented 6 bedroom Guest House with 2 bed owners accommodation, perfectly situated in the coastal village of Trusthorpe. Our clients have been running The Ramblers for 20 years!

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

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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 TRUSTHORPE
- 6 GUEST ROOMS
- AMPLE PARKING
- GUEST LOUNGE & DINING ROOM
- SEPARATE OWNERS ACCOMMODATION

Tenure: Freehold EPC Rating: B

Council Tax Band: A

offers over

£425,000

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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Property Ref:
SKG109566 - 0009

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01754 768311



Skegness@williamhbrown.co.uk



20 Roman Bank, SKEGNESS, Lincolnshire, PE25
2RU



williamhbrown.co.uk