



BEST

ESTATE AGENT GUIDE
2023 : EXCEPTIONAL

SALES



Derek Lee Gunsmiths

Toft Hill, Lincolnshire. PE22 7TB

BELL

ROBERT BELL & COMPANY

Derek Lee Gunsmiths, Toft Hill



FOR SALE DUE TO RETIREMENT CENTRAL LINCOLNSHIRE

- A NATIONALLY RECOGNISED, HIGHLY SUCCESSFUL AND PROFITABLE GUNSMITHS BUSINESS, CENTRED ON A MOST ATTRACTIVE FREEHOLD PROPERTY, SITUATED ON THE BANKS OF THE RIVER BAIN
- WELL-APPOINTED SUBSTANTIAL FOUR BEDROOM FAMILY HOUSE; BESPOKE BUSINESS PREMISES; LAKE HOUSE OVER LOOKING AMENITY POND, IN ALL EXTENDING TO APPROX. 3 ACRES (1.21 HA)
- A UNIQUE BUSINESS OPPORTUNITY, ESTABLISHED IN EXCESS OF 25 YEARS, OFFERING POTENTIAL FOR SEAMLESS TRANSITION AND CONTINUATION YET WITH SCOPE FOR GROWTH







LOCATION

The property is situated at Toft Hill, Tumbly, in a rural position fronting the A153, approximately 4 miles south of the market town of Horncastle and 3 miles north of Coningsby and Tattershall.

GENERAL DESCRIPTION

An immaculate substantial freehold property and business, enjoying an elevated position with open westerly rear aspect, sloping gently down to the River Bain. The property offers a wonderful combination of providing desirable family accommodation, with high standard fully specified business premises, the business highly profitable, in all offering an opportunity for entire relocation.

The House

An attractive and well-appointed four-bedroom family house, built in brick under pitched pantile clad roofs. The house has been extended over the years, to provide a good range of accommodation, the principal elevations enjoying southerly and westerly aspects. The house is approached over its own private driveway, with features including fully glazed westerly rear ground floor elevation with covered seating area; porcelain tiled ground floor; oak and pine joinery with hand-made ironmongery; underfloor heating to both ground and first floor.

The site is rectangular and slopes gently in a westerly direction to a **Lake House** with fully retracting westerly elevation overlooking a pond and spinney on the riverbank beyond. The lake house is constructed in oak, with stone built chimney and fireplace.

The Business Premises

Substantial detached brick and tiled premises, arranged partly on two floors, which have been extended as the business has grown over the years. The premises have their own dedicated entrance drive, with ancillary parking and loading areas. The premises provide a bespoke mixture of retail space; workshop; store and office, all to a high specification and meeting all Home Office and Police security measures. The retail space is a bright and modern environment, fully fitted with bespoke and versatile wall and floor mounted display fittings.





Outside

The site is evenly proportioned and rectangular, predominantly laid to lawn within boundaries of mature hedgerow and trees. There are walled private gardens to the house, with greenhouse and herb/vegetable garden area and range of former farrowing houses, providing useful storage.

ACCOMMODATION

THE HOUSE having a GIFA of approx. 2,000 ft.² (185.8 m²), having UPVC double glazed windows and doors throughout.

Ground Floor

Entrance Hall with oak staircase to the first floor and WC off.

Sitting Room (approx. 15'6 x 16'6) enjoying a southerly and westerly rear aspect, the latter with glazed French window to the external covered patio; recessed ceiling lighting.

Kitchen (approx. 18'2 x 11'8 main area) enjoying a southerly and westerly aspect with good range of oak fitted units, island unit, granite worksurface, Belfast sink and range cooker. There is a **Pantry** off.

Dining Area & Snug (approx. 24'2 x 10'8) with open walk through from the kitchen, southerly and easterly aspects, open fireplace.

Rear Entrance Hall/Utility (approx. 10'7 x 8'1) with Belfast sink, oak fitted units with granite worksurface, housing and plumbing for appliances and access to

Boot/Boiler Room (approx. 4'10 x 9'7)

First Floor The staircase turns on a half landing to **Main Landing** (approx. 26'2 x 5'5 average) a long central landing, running the spine of the house with southerly aspect and providing access to

Master Bedroom (approx. 16'6 x 15'6 max) enjoying a southerly and westerly rear aspect with large en-suite with walk-in shower, WC and glass wash hand basin.



Family Bathroom (approx. 11'4 x 8') fully re-fitted in April 2023 with freestanding bath, WC, shower and wash hand basin in a breakfront vanity unit.

Bedroom 2 (approx. 11'9 x 11'2) enjoying a southerly aspect

Bedroom 3 (approx. 11'2 x 10'9) a corner room, enjoying easterly and southerly aspect.

Bedroom 4 (approx. 10'10 x 10'6 max) a corner room, enjoying an easterly aspect and fitted breakfront wardrobe.

Outside

Private gardens, with fully paved area along the northern elevations of the house. The grounds extend to provide a wild meadow area, with greenhouse, eight bay former farrowing house providing useful storage, amenity pond and approx. 100m river frontage.

Lake House (approx. 18'10 x 26'9) a real feature of the property with open westerly aspect over the pond, insulated cladding and floors. There is a fitted kitchen area, stone built fireplace and extending timber decking area, with La Fuego wood fired oven and cooking area.

THE BUSINESS PREMISES having an NIFA of approx. 3,571 ft.² (331.75 m²).

Ground Floor

Entrance lobby; unisex WC; inner lobby; store and office; workshop; sales area with fitting room and counter; staff room and seven storage areas.

First Floor

Attic storage; office

Outside

Part tarmac'd and gravelled drive entrance with forecourt parking; further parking and loading area to the rear.



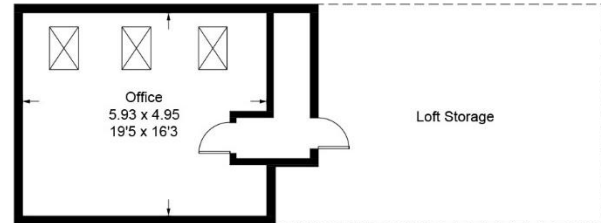
Derek Lee Gunsmiths & House

Approximate Gross Internal Area = 189.5 sq m / 2040 sq ft

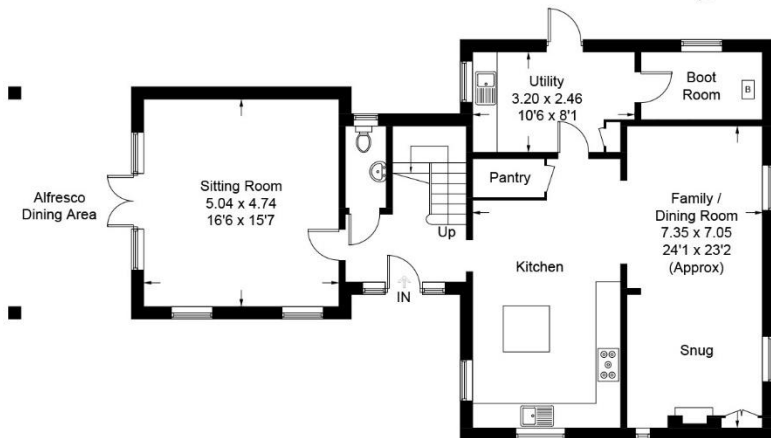
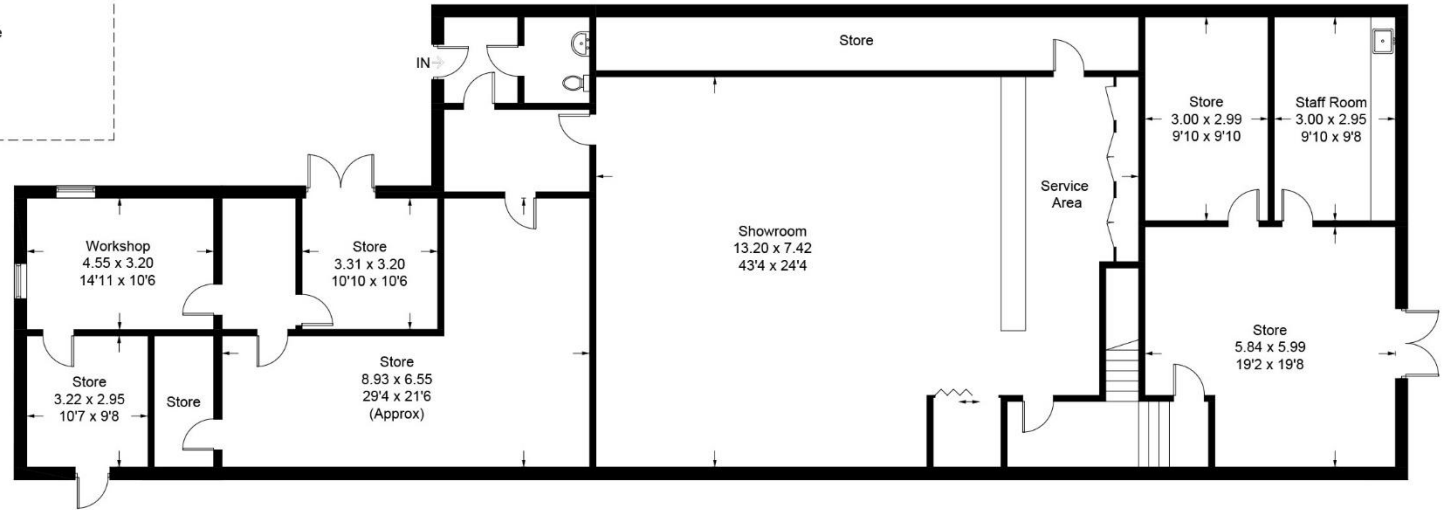
Outbuildings = 54 sq m / 581 sq ft

Shop = 331.7 sq m / 3571 sq ft (Including Loft Storage)

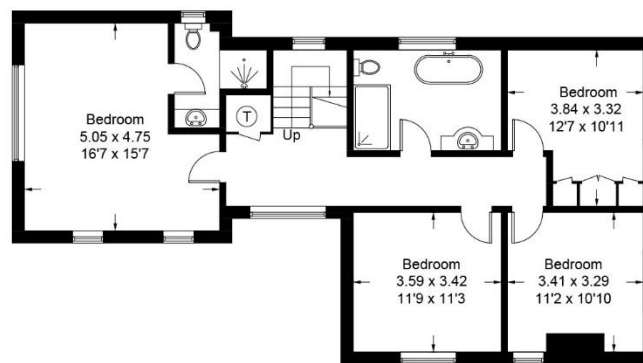
Total = 575.2 sq m / 6191 sq ft



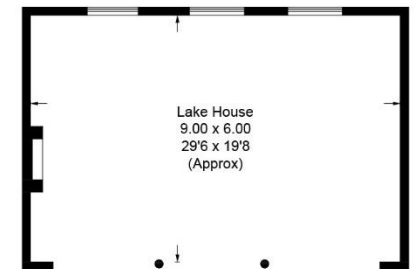
(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.







SERVICES

House – mains electricity and water connected. Oil fired underfloor heating and drainage to a private system

Business Premises - mains 3-phase electricity. Mains water, shared supply with the house and drainage to a private system. There are wall and ceiling mounted electric hot and cold air conditioning units.

General – full fibre high speed broadband to both the house and business premises. Mains electricity to the Lake House. There is a mains water and electricity supply to the greenhouse.

THE BUSINESS

A successful and profitable nationally recognised business which has grown over 25 years, focused on sales, repair and storage of sporting guns, sales of ammunition, accessories, clothing and cartridges.

The business has a strong customer base, both through local and national customers, but also a strong online presence, with a recently renewed website catering for online sales, which has been a considerable investment to pass on to a new proprietor.

The business currently trades Tuesday to Saturday, with three full-time and one part-time staff.

The premises are well fitted and meet all Home Office and Police security standards, with monitored alarm system; CCTV.

Scope

The business currently is focused on shotguns, cartridges, clothes and accessories, however the vendors believe there is scope for a new proprietor to expand the business through increased online sales and associated growing sectors within the industry.

This is a genuine sale of a profitable business due to retirement.

Accounts

Full trading accounts and part year accounts into 2023 are available to seriously interested parties, subsequent to viewing and confidentiality agreement. Enquiring parties will be required to provide full identification to the Agents.

Viewing

Strictly by appointment through the Agents' Horncastle office.

Full disclosure of parties viewing is to be made to the Agent.

Terms

The property is offered for sale freehold as a whole with full vacant position on completion.

The sale will include the goodwill fixtures and fittings of the business. The stock is available to purchase at valuation at the time of completion

Guide Price £1,565,000.

Email: colinlow@robert-bell.org
Website: <http://www.robert-bell.org>
Brochure prepared June 2023

DISCLAIMER

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Old Bank Chambers, Horncastle, LN9 5HY
Tel: 01507 522222
Email: horncastle@robert-bell.org

www.robert-bell.org

