



# Nettleton Country House, Moortown Road

| Nettleton, Market Rasen | LN7 6BF

£450,000



**Perkins George Mawer & Co.**

Chartered Valuation Surveyors & Estate Agents,  
Agricultural & Fine Art Auctioneers.

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Fantastic business opportunity to buy a unique live/work home. Nettleton Country House is a working Bed and Breakfast with three lettable bedrooms - all with en-suite facilities - together with a cosy breakfast room. Previously this delightful home has been run as a working pub and tea room, so there is excellent potential for growth on the business side.

Nestled in Big Nettleton Wood and approached through a rhododendron tree lined avenue, there are beautiful woodland walks on your doorstep. Caistor Market Town is within easy reach with its infamous Caistor Grammar School and a variety of shops and businesses.

The possibilities with this stunning home are endless and it needs to be viewed to be really appreciated.

- Nestled in Nettleton Big Wood
- Bed & Breakfast Opportunity
- Grounds Approaching 1 Acre
- Cosy Owners' Accommodation
- Six Bedrooms - Three Lettable
- Former Pub & Tea Room
- Bar, Snug & Lounge/Diner
- Excellent Live/Work Venture

## Business Accommodation:- Entrance Porch

Approached through 'Gothic' style arched entrance door. uPVC double glazed windows to the sides. Half panelled, half multi paned inner door to Reception Hall.

## Reception Hall

Quarry tiled floor. Radiator. Double opening inner door with glazed inserts to Inner Hall.

## Gents' Toilets

Three urinals. Wash hand basin. W.C. Terrazzo style tiled floor. uPVC double glazed window to the front.

## Ladies' Toilets

Two low level w.c.'s Wash basin in vanity unit with double cupboard under. Two uPVC double glazed windows to the front. Quarry tiled floor.

## Office

11'8 x 6'8 (3.56m x 2.03m)

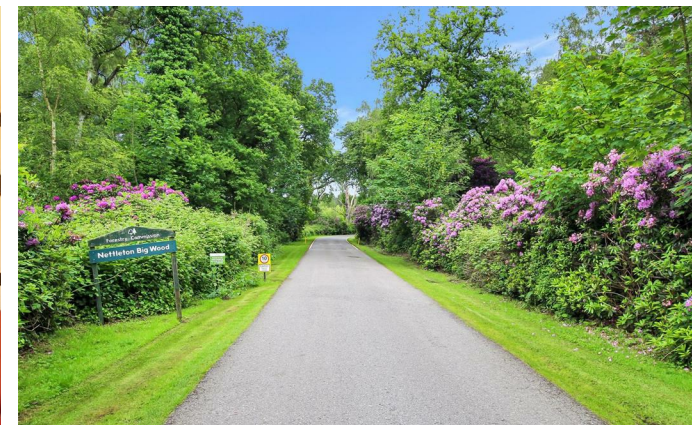
Tiled floor.

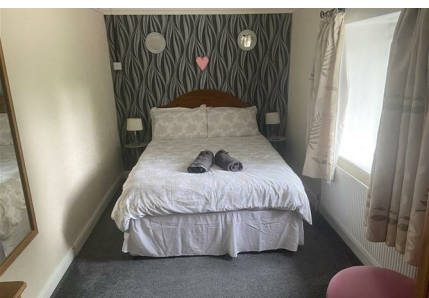
## Pub Hallway

Radiator. Beams to ceiling.

## Cloakroom

W.C. with concealed cistern. Wash hand basin. Radiator. Tiled floor. Single glazed window.





### Bar Lounge/Diner

30'8" x 13'6" plus bay to front (9.35m x 4.14m plus bay to front)

uPVC double glazed, square bay window to the front. uPVC double glazed, double doors overlooking the garden to the side with uPVC double glazed picture windows adjacent. Ornate fireplace. Wood panelling. Ceiling frieze. Two radiators. Double opening, multi paned glazed doors to the Bar Area.

### Potential Food Prep Area/Kitchen

### Bar Snug

14'8 x 13'1 (4.47m x 3.99m)

Log burner with ornate wood surround. Wall timbers. Opening to:-

### Main Bar Area

34'10 average x 15'11 (10.62m average x 4.85m)

Wood and quarry tiled floor areas. Two single glazed windows to the rear. Double radiator. Working bar area and pantry.

### Ground Floor Inner Hall

Stairs to First Floor. Door to owners' accommodation.

### First Floor Landing

uPVC double glazed window at the rear. Door to:-

### First Floor Guest Breakfast Room

13'9 x 12'0 (4.19m x 3.66m)

Victorian fireplace with tiled cheeks. uPVC double glazed window to the rear. Picture rail.

### Additional First Floor Landing Area

Radiator. Two double fitted storage cupboards.

### Guest Bedroom

14'9" x 17'0" (4.5 x 5.2)

Wardrobe. Window to the front. Door to:-

### En-Suite

Shower. Wash hand basin. w.c.

### Guest Bedroom

13'7" x 13'1" (4.15m x 4.00m)

Window to rear. Door to:-

### En-Suite

Shower. Wash hand basin. W.C.

### Guest Bedroom

7'2" x 13'1" (2.20m x 4.00)

Window to front. Door to En-Suite and opening to:-

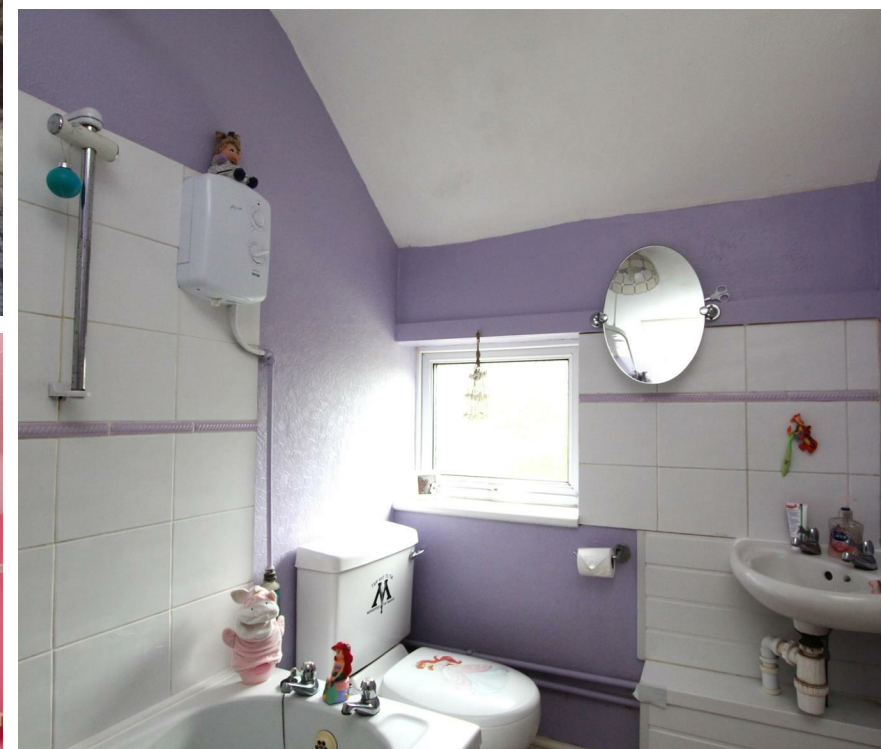
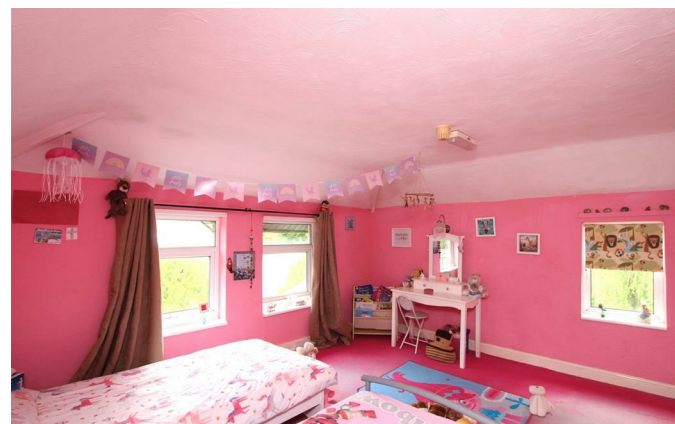
### Seating Area

9'1 x 5'6 (2.77m x 1.68m)

Window to the front. Radiator.

### Owners' Accommodation Hallway

Radiator. Double opening coat cupboard.



## Ground Floor Bedroom

11'3 x 12'0 (3.43m x 3.66m)

uPVC double glazed window to the side. Fitted storage.

## Shower Room

Step-in shower. W.C. in vanity unit with concealed cistern and oval wash basin, granite top and double storage cupboard. Radiator. uPVC double glazed window to side.

## Kitchen

15'2 x 7'11 (4.62m x 2.41m)

Fitted wall and base units. Roll top work-surfaces. One and a half bowl single drainer sink top. Double radiator. uPVC double glazed window to the front. uPVC half double glazed door to Private Courtyard Garden.

## Living Room

17'0 x 13'10 (5.18m x 4.22m)

Stairs to first floor with cupboard under. uPVC double glazed door and window to the rear. Beamed ceiling and wall timbers.

## Study

12'1 x 6'3 (3.68m x 1.91m)

uPVC double glazed window to the rear. Slate effect tiled floor.

## First Floor Landing

uPVC double glazed window to the rear.

## Bedroom Two

10'2 x 13'0 (3.10m x 3.96m)

Double glazed window to the front. Radiator. Two double wardrobes.

## Bedroom One

14'4 x 12'1 (4.37m x 3.68m)

Currently set up as the Bedroom Two. Two uPVC double glazed windows to the side and uPVC double glazed window to the rear. Radiator. Doorway to:-

## Lobby

Doors to Dressing Room and Bathroom.

## Bathroom

White suite of panelled bath. Low level W.C. Corner wash hand basin. uPVC double glazed window to the side. Airing cupboard housing hot water cylinder.

## Gardens

Mostly laid to lawn, parking and turning circle and private owners' courtyard.

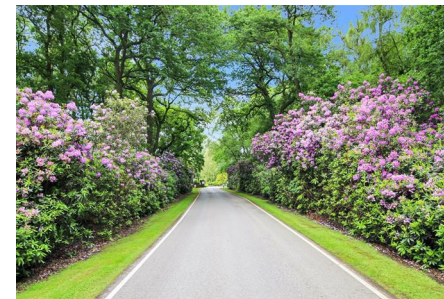
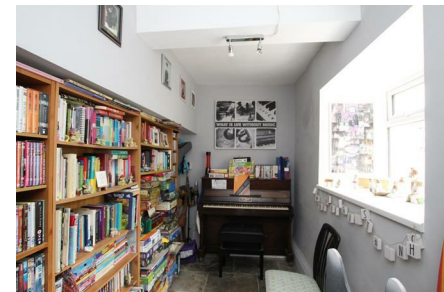
## Additional Information

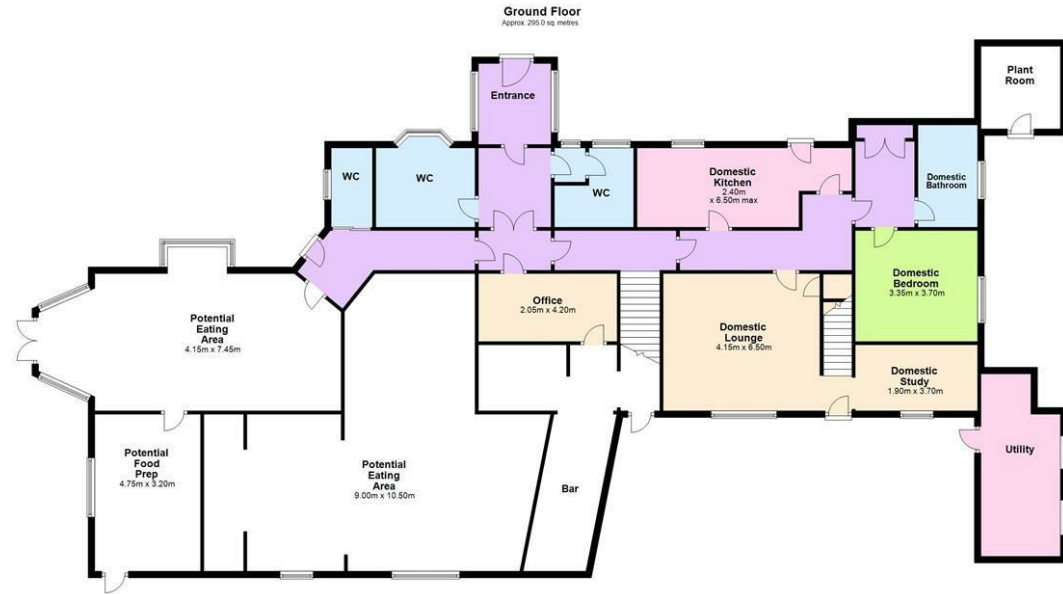
EPC Band C - Please note that this is a Business EPC - There is no Potential Rating as stated, this has been added to allow our software to produce the report and brochure.

Oil Fired Central Heating

Sceptic Tank

uPVC Double glazed throughout, with the exception of bar.





Total area: approx. 450.3 sq. metres  
Floor Plan is for illustration purposes only. Measurements are to be used as a guide only. Created by Robin Mapleton (info@perksproperty.net)  
Plan produced using Planclip

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	<b>74</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Perkins George Mawer & Co**  
Corn Exchange Chambers  
Queen Street  
Market Rasen  
Lincolnshire  
LN8 3EH

01673 843011  
info@perkinsgeorgemawer.co.uk  
www.perkinsgeorgemawer.co.uk

Agents Note:  
Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.