

The Old Trowel & Hammer, Tabernacle Lane, Forncett St Peter (flexible home with enormous potential), ready for its next chapter. NR16 1LE

Offers In Region Of £645,000

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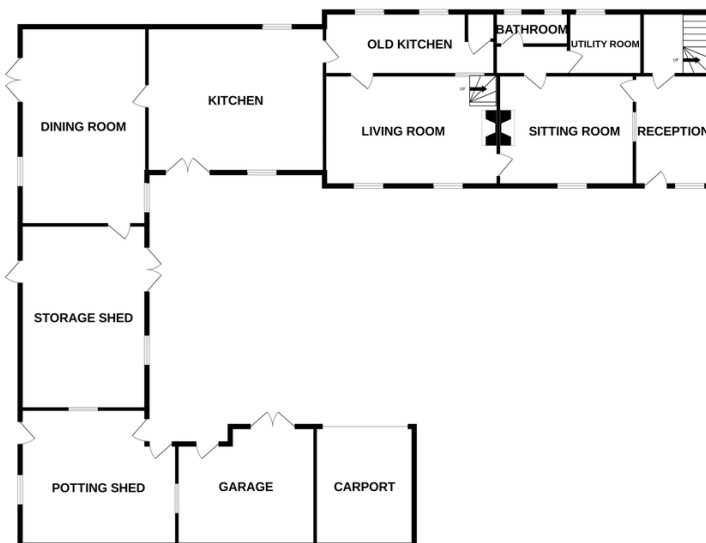
Rich in heritage and character, the Old Trowel & Hammer offers a rare opportunity to own a historic former public house dating back to the late 18th century. Deeds trace the site to 1783, with the building itself believed to have been constructed around 1830 by local bricklayer James Humphreys. Formerly a well-known beer house operating from the mid-1830s until its closure in 1955, the property still retains charming architectural nods to its past, including bricks inscribed with family initials and dates such as JH 1876 and HH 1876.

Tenure: Freehold EPC: TBC Council Tax: E

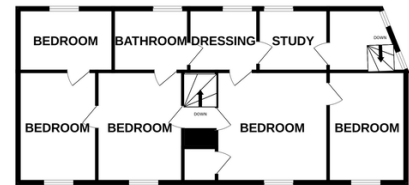
Key Features

- An opportunity to own a historic former public house in a sought after Village
- Set in the heart of Forncett St Peter, close to the village's remaining public house
- Reconfiguration would be required for the property to fulfil it's full potential
- Two further bedrooms with ensuite one or both with a walk in dressing room
- With no forward chain, it is a unique and flexible home with enormous potential, ready for its next chapter.
- Offering approximately 3000 sq ft including outbuildings and garage / workshop
- Sitting on a generous 0.25 acre plot with a fully enclosed garden 70ft x 50ft
- With thoughtful redesign, the property could provide a self contained annexe or holiday let
- A guest bedroom with use of a downstairs bathroom and a stunning Kitchen with access to enclosed garden
- See our full online listing for further details including flood risk, broadband speed and other material information

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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