

29 SOUTH STREET, BOURNE, PE10 9LY



£140,000

"One of the most recognisable historical houses in Bourne"

- GRADE II DETACHED HOME
- HISTORICAL DETACHED PROPERTY DATING BACK TO THE 19th CENTURY
- TWO DOUBLE BEDROOMS
- CENTRAL LOCATION
- WITHIN EASY ACCESS ALL SCHOOLS
- OFF ROAD PARKING & DRIVEWAY
- WOULD MAKE A GREAT AIRBnB
- SOUGHT AFTER LOCATION
- CLOSE TO LOCAL AMENITIES
- EPC ENERGY RATING B- COUNCIL TAX BAND C



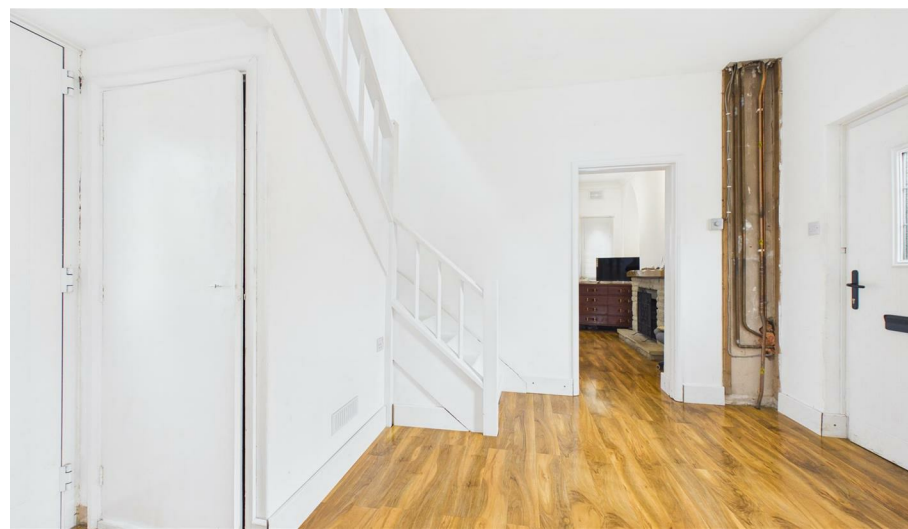
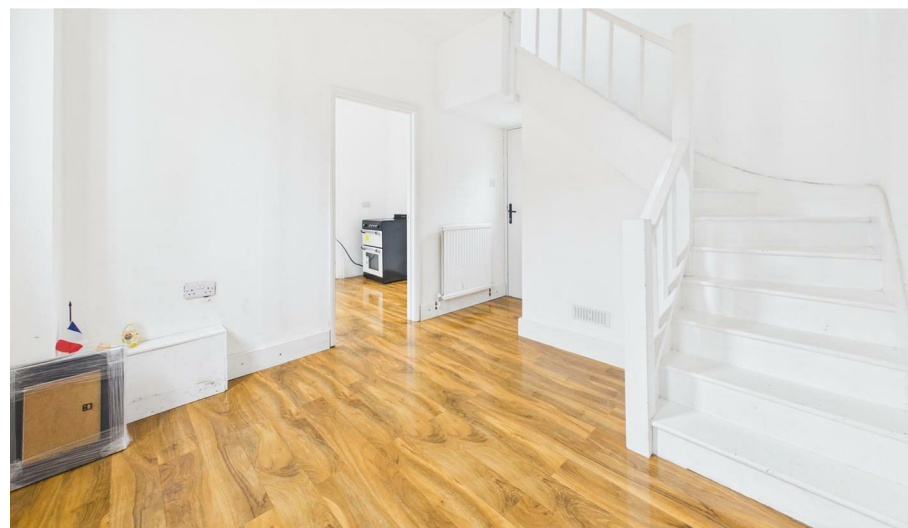
PROPERTY HIGHLIGHTS

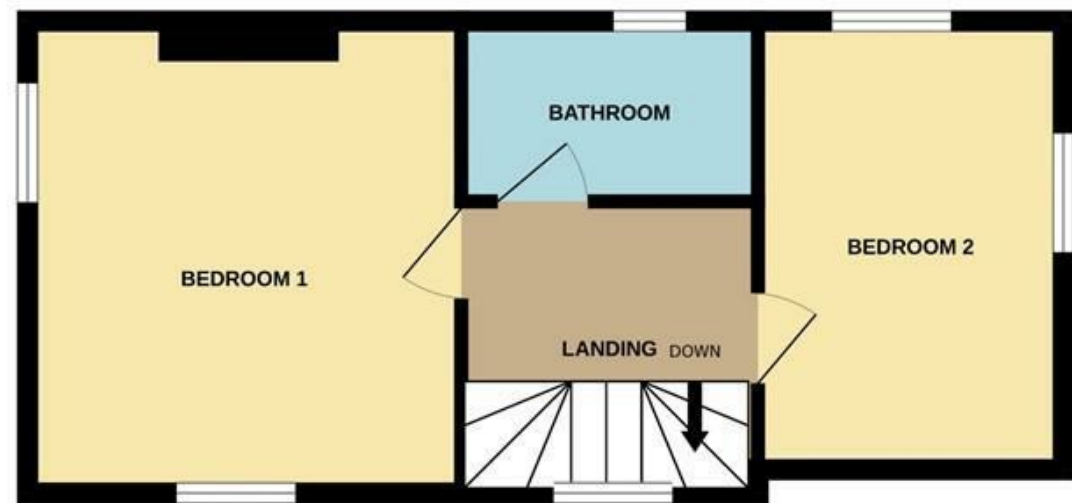
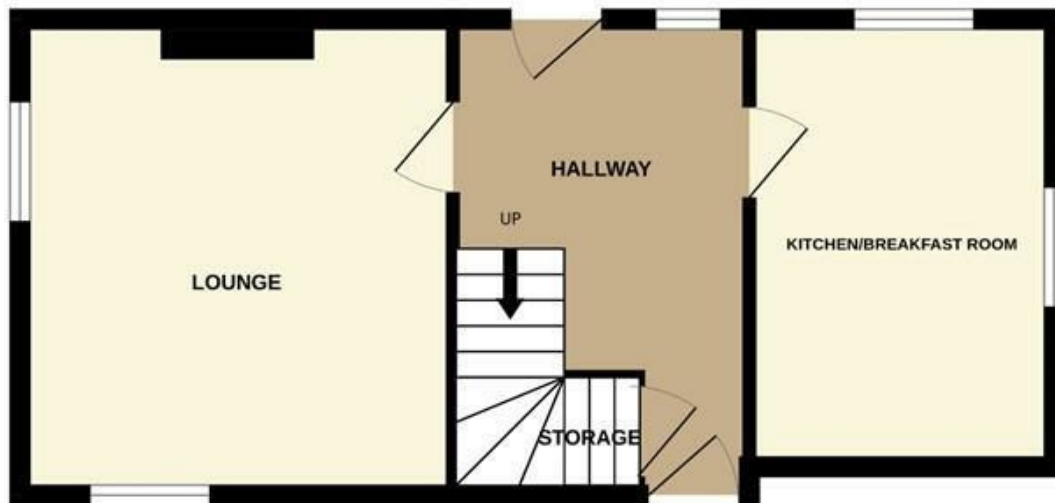
Rosedale are delighted to offer to the market this truly unique Grade II listed detached property, centrally located within the heart of Bourne. Rich in history and character, this remarkable building dates back to at least the 19th century and was officially listed on 2nd May 1949. Designed in a distinctive Gothic castle style, the property features an array of striking architectural details, including corner turrets, lancet-style leaded windows, embattled walls, and a stucco exterior over brickwork.

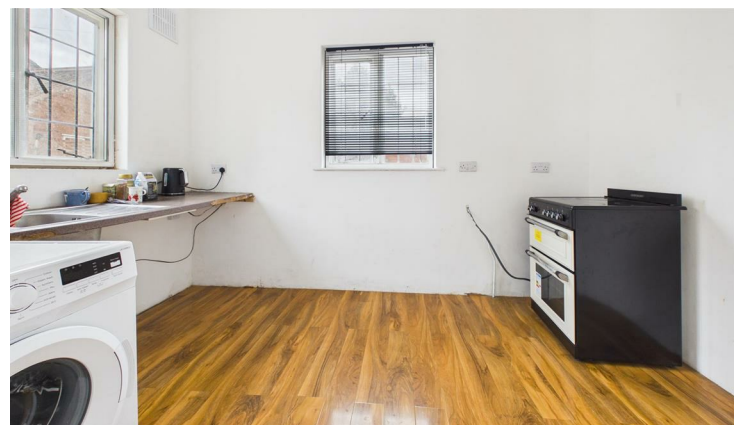
Historic records describe it as "a small two-storey Gothic house in stucco on brick in the form of a castle," making it one of Bourne's most recognisable and unusual homes. It is also understood that the original lead roof was replaced with corrugated iron during wartime. This fascinating property was purchased with the intention of restoring it to its former glory. While significant work has been undertaken, the restoration remains incomplete, presenting a rare opportunity for a buyer with imagination and vision to create something truly special.

The accommodation comprises two double bedrooms and a family bathroom upstairs. Downstairs, there is a spacious entrance hall, a lounge with an open fireplace, and a kitchen. Externally, the property benefits from off-road parking and a courtyard garden to the rear. To fully appreciate the history, character, and potential of this most unusual home, viewings are highly recommended. EPC Energy Rating: E | Council Tax Band: B

🛏 2 Bedrooms 🚿 1 Bathroom 🪑 1 Reception





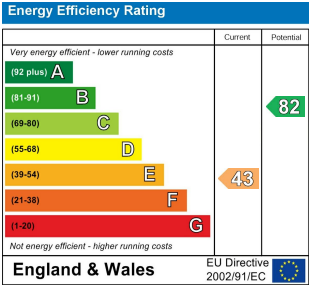


SERVICES & UTILITIES

Tenure: Freehold Council Tax Band: C

For the MATERIAL INFORMATION REPORT on this property select the link - 30371479

Or alternatively speak to your Rosedale agent who will be able to help you.



Interested in viewing this property?

01778 420011

12 North Street, Bourne, Lincolnshire, PE10 9AB

IMPORTANT INFORMATION

Anti-Money Laundering Checks: In accordance with the Money Laundering Regulations, all purchasers are required to complete identity and anti-money laundering (AML) checks. Rosedale Property Agents will undertake these checks and a charge of £50 including VAT per person will apply to every purchaser named in the transaction. This charge is non-refundable once the checks have been initiated.

Property Particulars: These particulars are intended as a general guide only and do not constitute, nor form part of, an offer or contract. All descriptions, dimensions, measurements and areas are approximate and prospective purchasers should satisfy themselves as to their accuracy.

Floorplans & Measurements: Floorplans are provided for guidance only, are not necessarily to scale and should not be relied upon for precise measurements or the positioning of furniture, appliances or fittings. All dimensions and floor areas are approximate.

Photographs: Photographs are provided for illustrative purposes. Images may have been digitally enhanced, including adjustments to brightness, exposure, colour and contrast; however, such enhancement is not intended to materially alter the appearance, features or condition of the property.

Services & Appliances: Unless otherwise stated, Rosedale Property Agents has not tested any services, appliances, equipment, heating systems or installations referred to within these particulars. Prospective purchasers should satisfy themselves as to their condition and operation.

Material Information: Rosedale Property Agents will provide known material information relating to the property in accordance with applicable consumer protection legislation. Prospective purchasers should review all available information, make appropriate enquiries and obtain independent legal and professional advice before entering into a commitment to purchase.

