

***CHURCH STREET  
BILLINGHAY LN4 4HN***



***New Price £410,000***

*A rare opportunity to purchase a large former public house which has been converted for residential use and now provides large accommodation with Six Bedrooms with a further One Bedroom Annexe, Large Open Reception Area with Dining Kitchen off, Large Gardens with more than Ample Parking, Garage and views towards the river. This character property has been tastefully modernised by the current owner to a particularly high standard, and benefits from Oil Central Heating. The ground floor accommodation comprises Large Reception Area comprising four separate areas with stairs to the Cellar, 16'8 x 11'8 Dining Kitchen, Rear Hall, Cloakroom and a Utility Room. There is an attached Annexe area with open plan Living Room, Bedroom and En-Suite. To the first floor, there are Six Bedrooms, Two En-Suites and a Re-Fitted Family Bathroom with a four piece suite. Vehicular access is to the rear of the property with more than Ample Parking and there is a lawn, 24' Garage and Boiler Room. This property would be ideal as a large family residence or for commercial use, such as a pre-school etc, subject to the necessary consents.*

**Location:**

*Billingham is a popular village located just off the A153, Sleaford to Skegness Road, and has amenities comprising primary school, Co-op store, public houses, tennis courts, and has amenities to cater for most day to day needs.*

**Directions:**

*Travelling from Sleaford on the A153 road, proceed through the villages of Anwick and North Kyme and upon entering Billingham, take the second turning on the left over the river. The property is located on the left hand side as indicated by our 'For Sale' board.*

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*Double opening doors to the front provide access to the:*

**First Reception Area: 7.24m (23'9") x 2.36m (7'9")**

*Having door and stairs to the Cellar, and providing access to the larger reception area.*

**Larger Reception Area: 6.25m (20'6") x 4.88m (16'0")**

*Having fireplace, two radiators and door to the Annexe.*



**Further Reception Area: 4.57m (15'0") x 3.12m (10'3")**

*Having radiator.*



**Second Reception/Dining Area: 4.27m (14'0") narrowing to 3.25m (10'8") extending to 6.17m (20'3")**

*Having radiator and an arch providing access to the:*



**Dining Kitchen: 5.08m (16'8") x 3.56m (11'8")**

*Having a range of wall and base units with worktop over, single bowl single drainer sink, built-in dishwasher, tiled splashbacks, cooker hood and space for Range cooker.*



**Rear Entrance Hall:**

*Having door to the rear and further open access to the main reception area.*

**Utility Room: 3.20m (10'6") x 2.51m (8'3") narrowing to 4.65m (15'3")**

*Having worktop, base units, bowl sink with monobloc tap and tiled splashbacks.*



**Cloakroom:**

*Having low level w.c, vanity hand washbasin with mixer tap and radiator.*

**ANNEXE:**

*A door from the main reception area provides access to the Annexe.*

**Annexe Bedroom: 3.66m (12'0") x 2.57m (8'5")**

*Having radiator.*



**Annexe En-Suite:**

*Having separate shower, low level w.c, hand washbasin and chrome towel radiator.*

*A second door provides access to the:*

**Annexe Open Plan Kitchen/Living Room: 4.95m (16'3") x 4.80m (15'9")**

*Having double glazed door to the rear, wall and base units with worktop over, inset sink with monobloc tap, cooker hood, tiled splashbacks, and radiator.*



*Stairs from the Reception Area provide access to the **First Floor Landing**.*

**Bedroom 1: 5.05m (16'7") x 3.56m (11'8")**

*Having radiator.*



**En-Suite:**

*Having separate shower cubicle, low level w.c, hand washbasin and tiled splashbacks.*



**Bedroom 2: 5.13m (16'10") x 3.17m (10'5") max**

*Having radiator.*



**En-Suite:**

*Having shower, hand washbasin and low level w.c.*



**Bedroom 3: 4.88m (16'0") x 3.35m (11'0")**  
*Having radiator.*



**Bedroom 4: 3.78m (12'5") x 3.43m (11'3")**  
*Having radiator.*



**Bedroom 5: 3.43m (11'3") x 3.17m (10'5")**  
*Having radiator and hand washbasin.*



**Bedroom 6: 3.45m (11'4") x 2.67m (8'9")**  
*Having radiator.*



**Family Bathroom:**

Having bath with mixer tap, radiator, low level w.c, vanity hand washbasin with mixer tap, separate shower and two Velux roof lights.



**Outside:**

To the front of the property is a small gravelled area, however, the main vehicular access is to the rear of the property, via gates to the tarmac parking areas providing parking for a number of vehicles. This approaches the **Garage 7.32m (24'0") x 3.05m (10'0")** having up and over door and side personal door. Adjacent to this is the **Boiler Room 3.05m (10'0") x 2.31m (7'7")** housing the free standing boiler. The remainder of the garden is laid mostly to lawn with a patio area adjacent to the house.



**Outside**



**Further Garden Aspect**



**View Towards River**



**Rear Aspect**

GROUND FLOOR  
1978 sq.ft. (183.8 sq.m.) approx.

1ST FLOOR  
1137 sq.ft. (105.6 sq.m.) approx.



TOTAL FLOOR AREA: 3115 sq.ft. (289.4 sq.m.) approx.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>		
(39-54) <b>E</b>	42	
(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	

Agents Note:

*These particulars are set out for the guidance of proposed purchasers and act as a general guideline and do not constitute part of an offer or contract. Measurements shown are approximate and are to be used as a guide only and should not be relied upon when ordering carpets etc. We have not tested the equipment or central heating system if mentioned in these particulars and prospective purchasers are to satisfy themselves as to their order. All descriptions, references to condition or permissions are given in good faith and are believed to be correct, however, any prospective purchasers should not rely on them as statements or representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the authority to give any warranty or representation whatsoever in respect of this property. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties that have been sold or withdrawn.*

*Fixtures & Fittings:* Items described in these particulars are included in the sale. All other items are not included. We recommend purchasers obtain legal advice and surveys before legal completion.

*Money Laundering Regulations 2003:* We require proof of identification from all purchasers and proof of the ability to proceed from buyers not requiring a mortgage.

*Reference 29/08/24*

**Viewing Strictly by Appointment With Mark Rice Estate Agents  
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