PANTERA PROPERTY

FOR SALE



THE HOUBLON ARMS, OASBY, GRANTHAM, NG32 3NB

Guide Price - £550,000

Grade II Listed Freehold Public House and Restaurant with Owner's Accommodation and Four Letting Rooms

KEY FEATURES

- Grade II listed detached public house and restaurant
- For sale with vacant possession
- Owner’s accommodation on the first floor
- Freehold interest - Land Registry Title LL103454
- Four self-contained letting rooms located in a separate detached stone building
- Prominent corner position
- Beer garden, paved patio and lawned garden
- Summerhouse used for private events, outdoor kitchen and hot tub enclosure
- Gravelled car park
- Public house approximately 3,103 sq ft
- Letting rooms approximately 1,140 sq ft (Combined)
- Site of approximately 0.45 acres (0.18 ha)

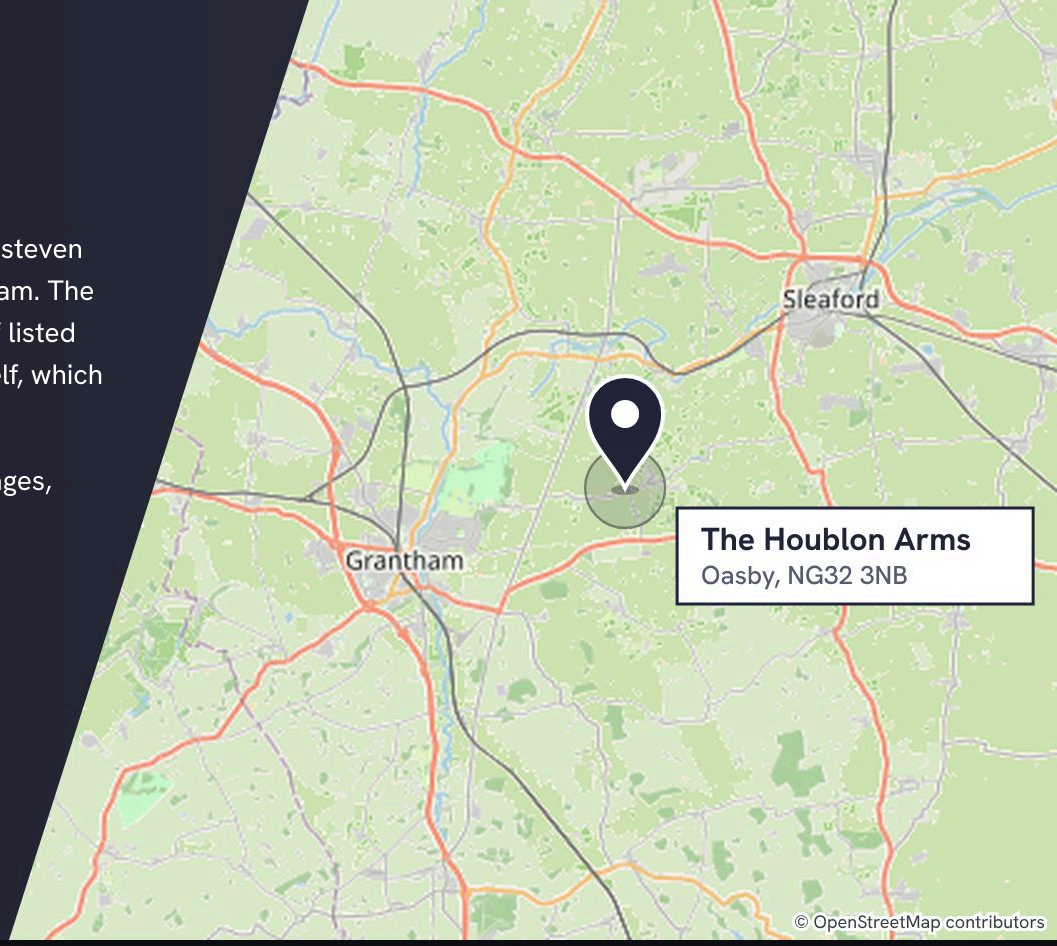


LOCATION

The property is situated in the village of Oasby, within the South Kesteven district of Lincolnshire, approximately 7 miles north-east of Grantham. The village sits in attractive open countryside and includes a number of listed buildings, including Oasby Manor House and the Houblon Arms itself, which dates from around 1700.

The surrounding area is predominantly rural, made up of small villages, farmland and country houses. The market towns of Grantham and Sleaford are both close by and provide a wider range of shops, services and amenities.

The A52 runs a short distance to the south, giving access to Grantham and the A1, with the A15, A17 and A153 all within easy reach. Ancaster railway station is approximately 4 miles away, and Grantham station provides East Coast Main Line services to London King's Cross in around 1 hour 15 minutes.



ROAD CONNECTIONS

A52 5 mins	Grantham 15 mins	A1 (Grantham) 15 mins
Sleaford 20 mins	Newark-on-Trent 35 mins	Lincoln 40 mins

RAIL & AIR LINKS

Ancaster Station 10 mins	Grantham Station 15 mins	Sleaford Station 20 mins
London King's Cross 1 hr 15 mins	East Midlands Airport 1 hr	Humberside Airport 1 hr 15 mins

Indicative journey times from the Houblon Arms by car; London King's Cross time is by train from Grantham.

DESCRIPTION

Characterful Grade II Listed Inn with Restaurant, Owner's Accommodation and Letting Rooms – For Sale with Vacant Possession

The Houblon Arms is a handsome Grade II listed village inn and restaurant, set on a prominent corner plot within the Lincolnshire village of Oasby. Built of mellow, coursed limestone with dressed ashlar quoins beneath a pitched tiled roof, with dormer windows and a striking gabled cross wing, the building has real kerb appeal and a strong sense of history. Set within approximately 0.45 acres (0.18 ha) and framed by hedging and traditional stone walling, it offers an attractive lifestyle and business opportunity, combining a pub and restaurant, comfortable owner's accommodation and a separate detached building providing four letting rooms.

ACCOMMODATION

The inn is arranged over two floors, with the pub and restaurant located on the ground floor, and private owner's accommodation at first floor level, allowing the operator to live on site. A separate single-storey stone building beneath a traditional clay pantile roof houses four self-contained letting rooms, providing an additional income stream away from the main bar and restaurant.



OUTSIDE

The outside space is a standout feature. A gravelled car park to the side serves both customers and guests and gives direct access to the letting rooms. To the rear, an enclosed beer garden with picnic benches leads on to a paved patio and a lawned garden, creating an ideal setting for summer trade. The garden includes a timber summerhouse already used for private events, an outdoor kitchen and a hot tub enclosure, offering scope for functions, celebrations and alfresco dining. A walk-in freezer, storage shed, stone-built bin store and LPG tank complete the external provision.

TENURE

Freehold interest - Land Registry Title LL103454.

FLOOR AREAS

	SQ M	SQ FT
Public House		
Ground Floor	222.89	2,399
First Floor	65.44	704
Letting Rooms		
Room 1	33.85	364
Room 2	23.86	257
Room 3	23.74	256
Room 4	24.60	265
Total (rounded)	**394**	**4,245**



PRICE

Guide Price - £550,000, subject to contract and exclusive of VAT if applicable.

BUSINESS RATES

The property has been assessed for Business Rates and has a Rateable Value of £14,000. Interested parties should make their own enquiries with South Kesteven District Council.

EPC

TBC

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.



CONTACTS



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