



Anchor Inn Church End, Friskney Boston PE22 8NB


**william
h brown**

welcome to

Anchor Inn Church End, Friskney Boston

We welcome to the market this Traditional Public House with owners accomodation located in the Village of Friskney.

A Spacious property offering Bar, Kitchen, Function Room, Wc's, Patio seating area, Spacious lawn area & Parking. Spacious owners accomodation above.



Entrance

Entrance door has door leading into the bar area and door into office:

Office

10' 6" x 13' 9" (3.20m x 4.19m)

Has two windows and a radiator.

Bar Area

36' 3" x 15' (11.05m x 4.57m)

Has windows to the front and side, fully equipped bar area with seating, additional table and seats.

Entertainment Room

32' 10" x 27' 4" (10.01m x 8.33m)

Function room with window to the side and rear, doors to the rear leading externally, log burner and radiator.

Utility Room

7' 10" x 7' 4" (2.39m x 2.24m)

Has worktop space, sink, space and plumbing for appliances.

Ladies Toilets

Has 2 X WC and sink

Mens Toilets

Has 1 x WC, 2 x urinals and sink

Shower

Has a shower cubicle

Kitchen

13' 6" x 13' 9" (4.11m x 4.19m)

Fully equipped stainless steel commercially fitted Kitchen, window and door leading externally.

Beer Cellar

13' 11" x 10' 1" (4.24m x 3.07m)

Owners Accommodation

stairs from the inner hall leads to the owners accommodation with the following rooms:

Bedroom 1

13' 10" x 10' 10" (4.22m x 3.30m)

Has windows to two elevations and a radiator.

En-Suite

Has a shower, sink and WC

Bedroom 2

13' 9" x 10' (4.19m x 3.05m)

Has a window and a radiator.

En-Suite

13' 7" x 8' 2" (4.14m x 2.49m)

Has a shower, sink with vanity unit, WC and a radiator.

Bedroom 3

15' 5" x 8' 6" (4.70m x 2.59m)

Has a window and radiator.

Additional Room

7' x 5' 11" (2.13m x 1.80m)

This room is currently used as a kitchenette area with base units with worktop space over and a window.

Lounge

15' 2" x 12' 8" (4.62m x 3.86m)

Has windows to two elevations and a radiator

Reception Room

10' 5" x 13' (3.17m x 3.96m)

This room currently isn't being used by the owners.

This space has window and door leading to the balcony. Door leads into a good sized eaves area.

External

Externally the property offers a really good sized rear garden area, part of which has been split off and is enclosed with patio area and lawned area, there is also off street parking.

Council Tax

Council tax is N/A as commercial property



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Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Anchor Inn Church End, Friskney Boston

- Traditional Public House in Village location
- Country Pub feel with lots of Entertaining Space
- Bar Area & Great sized Function/ Dining Room
- Fully equipped Kitchen
- Large Patio & Lawn Area to rear

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£450,000



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Property Ref:
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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

directions to this property:

See Multi-Map Illustration



Please note the marker reflects the postcode not the actual property



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