

8 Bedroomed Guesthouse with Manager's Accommodation For Sale Freehold Available Trading as a Going Concern

Bramley House | 267 Sleaford Road | Boston | Lincolnshire | PE21 7PQ



Guesthouse Totalling 4,000sqft of Accommodation Situated on 0.45 acres
Arranged in 2 Separate Buildings

Front Building with 7 Guest Rooms, Kitchen and Communal Dining Room
Driveway to Rear Manager's Accommodation and Additional Guest Room with 2
Reception Rooms, 3 Bedrooms, Large Living Room, Conservatory and Private
Gardens

For Sale Freehold with Vacant Possession
£450,000 Subject to Contract

poyntons consultancy

PROPERTY MARKETING SPECIALISTS

01205 361694

www.poyntons.com

sales@poyntons.com



Location...

The bustling market town of Boston has a population of approximately 70,000 residents and is located 115 miles to the north of London on the South Lincolnshire Fens.

The town has a large hospital, twice weekly market, strong sporting and retail offerings and a number of well-regarded schools.

Sleaford Road is one of the main vehicular routes into the town on the west side, Bramley House being located at the northern side in an area of residential use.

Accommodation...

Bramley House

Side Entrance Hall

Dining Area.....5.3m x 3.9m, 15sqm
Fitted out for 12 covers.

Kitchen.....4.1m x 3.9m, 16sqm
Having a range of kitchen units, stainless steel sink, cupboards.

Room No. 6.....3.7m x 3.3m, 12.4sqm
Having walk in shower and WC.

Room No. 7.....6.3m x 2.7m, 17.1sqm
Family Room having en-suite shower room.

First Floor

Room No. 1.....4m x 3.7m, 15sqm

Room No. 2.....2.5m x 3m, 7.8sqm

Room No. 3.....2.5m x 3m, 7.5sqm

Having en-suite.

Room No. 4.....3.4m x 4m, 13.7sqm

Room No. 5.....4m x 3.2m, 13.4sqm

Having en-suite shower and WC.

An external steel staircase leads from the first floor hallway to the ground.

To the rear of Bramley House is the Manager's Accommodation comprising a two storey three bed roomed house with large conservatory and a separate annexe.



Manager's Accommodation

Hallway

Kitchen.....4.8m x 2.8m, 13.8sqm
Having an extensive modern range of cupboards comprising 11 door high level cupboards over marble effect round edged worksurfaces with inset stainless steel sink and mixer taps, 8 door base units with 3 drawers.

Rear Entrance Bootroom.....4m x 1.6m, 6.4sqm
With full height fitted cupboard.

Rear Conservatory Living Room.....5.6m x 5m, 26.8sqm
Double height space, laminate floor.

Ground Floor Dining Room.....5m x 3m, 15sqm

First Floor

Master Bedroom.....4.5m x 3.3m, 15sqm

Having ensuite shower room under refurbishment.

Bedroom No. 2.....3m x 2.8m, 8.4sqm

Bedroom No. 3.....2.4m x 3m, 7.2sqm

Living Room.....6.3m x 4.8m and 3.3m x 1.8m, 36.3sqm

Annexe

Room No. 8.....5m x 3m, 15.1sqm

Wet Room

Having shower, WC and en suite.

Outside...

A gravelled driveway leads to the rear parking area and gardens.

There is a small brick-built storage shed.

Outgoings...

The property has a Rateable Value of £3,400. The Manager's Accommodation is rated at Council Tax Band A. Full details are available on request.

Tenure...

The property is available TOGC and is currently trading, please enquire for further details.

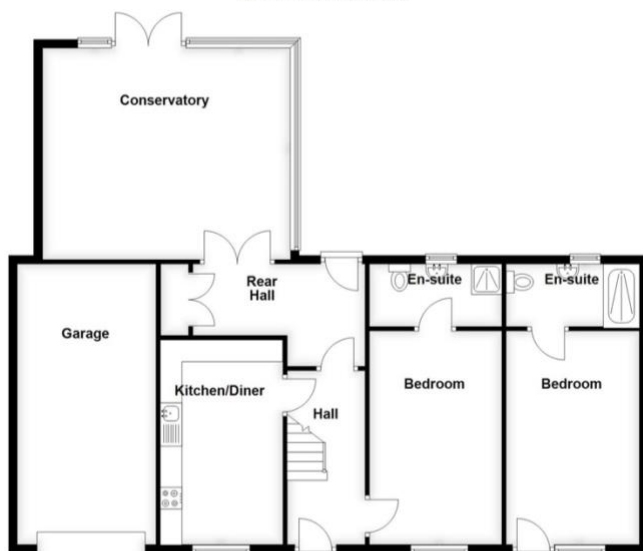
EPC...

The Manager's Accommodation has an Energy Performance Asset Rating C70. The Hotel has an expired rating of D79 and will be re-assessed. Full details are available on request.

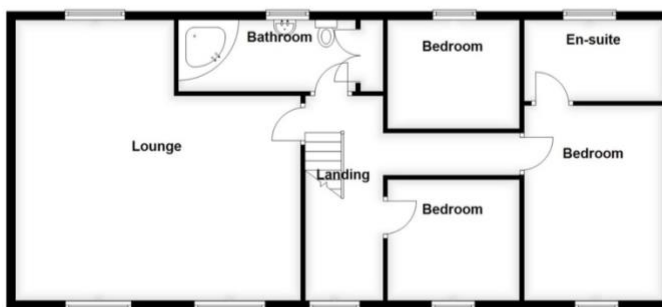
Viewing...

All viewings are to be made by appointment through the agent. Poyntons Consultancy.
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Ground Floor
Approx. 121.1 sq. metres (1303.0 sq. feet)



First Floor
Approx. 96.9 sq. metres (1043.5 sq. feet)

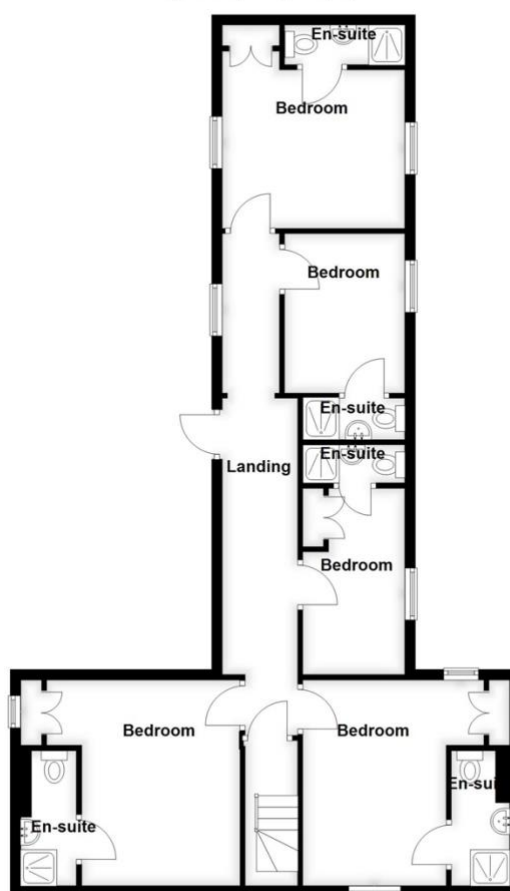


Total area: approx. 218.0 sq. metres (2346.4 sq. feet)

Ground Floor
Approx. 82.4 sq. metres (886.5 sq. feet)



First Floor
Approx. 81.6 sq. metres (878.3 sq. feet)



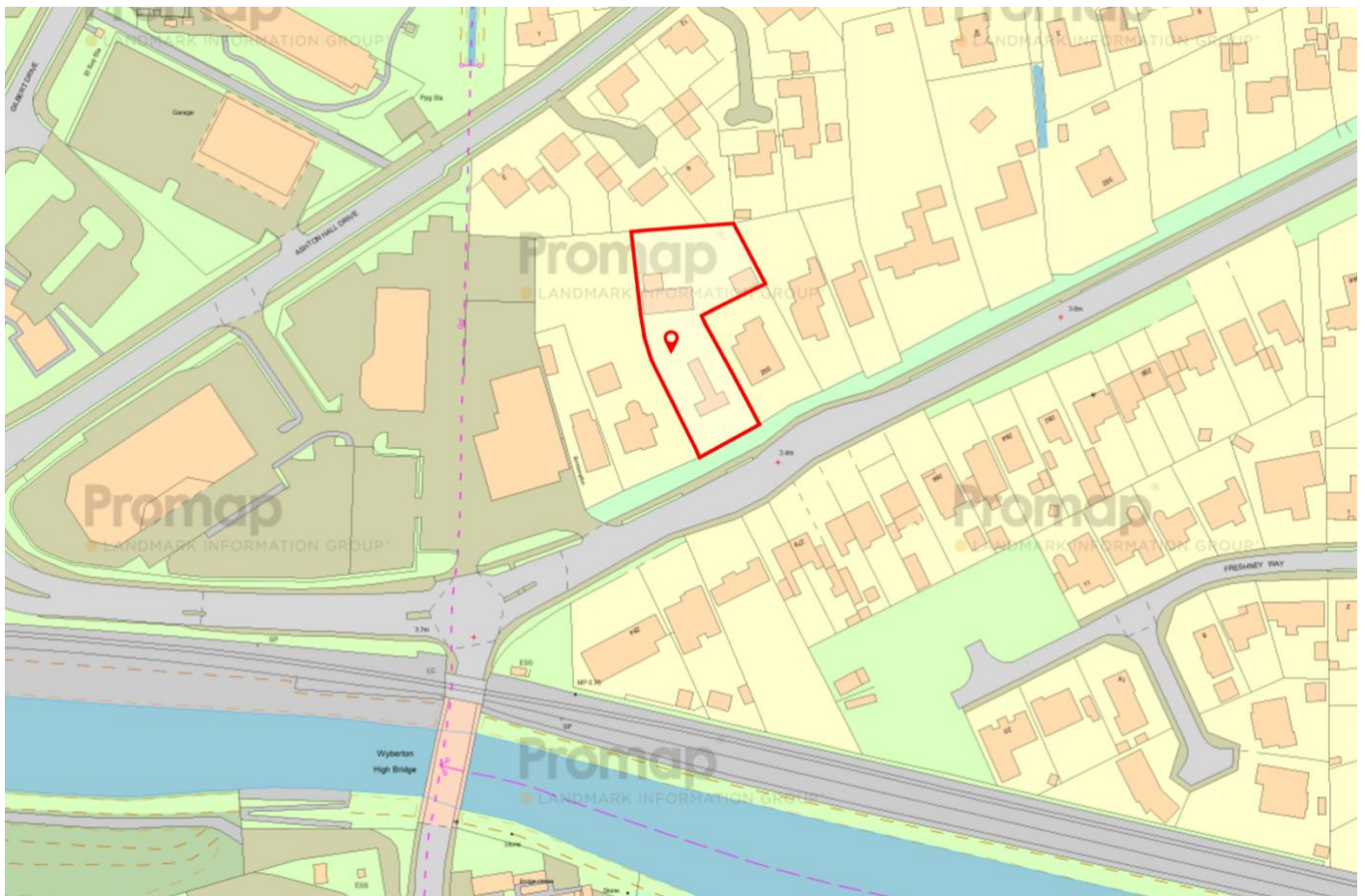
Total area: approx. 164.0 sq. metres (1764.7 sq. feet)



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Money Laundering Regulations: Prospective purchasers will be asked to produce identification at a later stage.

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