



**£595,000**

Old Union Inn, Bunkers Hill, New York, Lincoln LN4 4YL

**SHARMAN BURGESS**

**Old Union Inn, Bunkers Hill, New York,  
Lincoln LN4 4YL  
£595,000 Freehold**

**ACCOMMODATION**

With front entrance door leading into an entrance porch.

**ENTRANCE PORCH**

With door leading through to the entrance hall.

**ENTRANCE HALL**

With staircase rising to the first floor landing, radiator, ceiling light point, under stairs cupboard, door through to the lounge.

Sitting in a semi-rural location on a plot size approaching 8.5 Acres (s.t.s) this former public house offers a huge amount of accommodation with a variety of potential uses, having been part renovated and improved by the current vendors. The property is currently being used with up to seven bedrooms and still retains a function room and pool room. This unique property must be viewed in order to fully appreciate both the accommodation on offer and the property's full potential.



**SHARMAN BURGESS**

### LOUNGE

18' 9" x 18' 3" (5.71m x 5.56m)

With log burner with fitted heart and inset display surround, TV aerial point, two windows to front aspect, radiator, ceiling light point, wall light points, ceiling mounted beams. Door leading through to the pool room.

### OPEN PLAN KITCHEN DINER

Accessed from the entrance hall.

### KITCHEN AREA

14' 3" x 14' 3" (4.34m x 4.34m)

With central island with granite work surface and base level storage beneath, further base units and larder style units with overhead storage lockers, one and a half bowl sink and drainer unit with mixer tap, solid fuel fired Range oven, dual aspect windows to side and rear aspects, door leading to the rear garden, ornamental ceiling beams and ceiling light point. Door to utility room.

### DINING AREA

24' 6" x 12' 5" (7.47m x 3.78m) (both maximum measurements)

Open plan from the Kitchen area, with two radiators, ceiling mounted beams, exposed brickwork pillars, space for fridge freezer, ceiling light point.



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### UTILITY ROOM

11' 9" x 8' 6" (3.58m x 2.59m)

With roll edge work surfaces with tiled splashbacks and inset sink and drainer unit with mixer tap, base level storage units, drawer units and wall units, plumbing for automatic washing machine, plumbing for dishwasher, ceiling light point obscure glazed door to the rear aspect. Door to pantry

### PANTRY

14' 5" x 7' 9" (4.39m x 2.36m)

With base level storage units, spaces for standard height fridge or freezer, space for condensing tumble dryer, ceiling light point, tiled floor, window to rear aspect, extractor fan, space for double height fridge or freezer and a further double oven and four ring electric hob. Door to garden/boiler room.

### REAR GARDEN ROOM/BOILER ROOM

With windows to side and rear aspects, Worcester oil central heating boiler and door leading to the garden.

### FORMER POOL ROOM

15' 5" x 11' 6" (4.70m x 3.51m)

With radiator, exposed brickwork walls, window to front aspect, doors leading to the 'male & female' toilets. Door through to the bar/function room.

### BAR/FUNCTION ROOM

39' 9" x 26' 8" (12.12m x 8.13m) (both maximum measurements)

Initially comprising a bar area, with a further large section of floor space. Panelling to walls, wall mounted lighting, exposed brickwork to walls and French doors leading to the rear garden, door to second front entrance porch.



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**FORMER RESTAURANT**

33' 6" x 14' 6" (10.21m x 4.42m) (both maximum measurements)  
 With window to front aspect and wall mounted lighting. Door through to further additional section which has previously been used as an integral 'Granny Annexe' comprising a ground floor bedroom, with additional section leading off and a shower room.

**GROUND FLOOR BEDROOM**

14' 2" x 10' 4" (4.32m x 3.15m)

**FIRST FLOOR LANDING**

With three radiators, ceiling light points, access to first floor bedrooms.

**BEDROOM ONE**

14' 8" x 12' 9" (4.47m x 3.89m) (both maximum measurements)  
 With window to rear aspect, radiator and ceiling light point.

**BEDROOM TWO**

12' 2" x 12' 1" (3.71m x 3.68m) (both maximum measurements)  
 With window to front aspect, ceiling light point and a radiator.

**BEDROOM THREE**

12' 4" x 12' 0" (3.76m x 3.66m) (both maximum measurements)  
 With two windows to front aspect, radiator and ceiling light point.

**BEDROOM FOUR**

10' 2" (maximum measurement including chimney breast) x 14' 0" (3.10m x 4.27m)  
 With window, radiator, ceiling light point and an ornamental fireplace.



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### BEDROOM FIVE

10' 10" x 10' 7" (3.30m x 3.23m)

With window to side aspect, radiator and ceiling light point. Door to en-suite shower room.

### EN-SUITE SHOWER ROOM

With a three piece suite comprising a wash hand basin with mixer tap, push button WC, shower cubicle with wall mounted electric shower, extended tiled splashbacks where required, heated towel rail, window, ceiling light point and an extractor fan.

### BEDROOM SIX

14' 6" x 12' 3" (4.42m x 3.73m) (both maximum measurements)

With window to front aspect, ceiling light point, door to en-suite.

### EN-SUITE

Currently unfitted however with provision to the room for waste, water and electric. With window to side aspect, radiator and ceiling light point.

### FAMILY BATHROOM

With a three piece suite comprising a wash hand basin with vanity unit and mixer tap, free standing roll top bath with mixer tap and hand held shower attachment, push button WC, heated towel rail, tiled splashbacks where required, extractor fan and a ceiling light point.

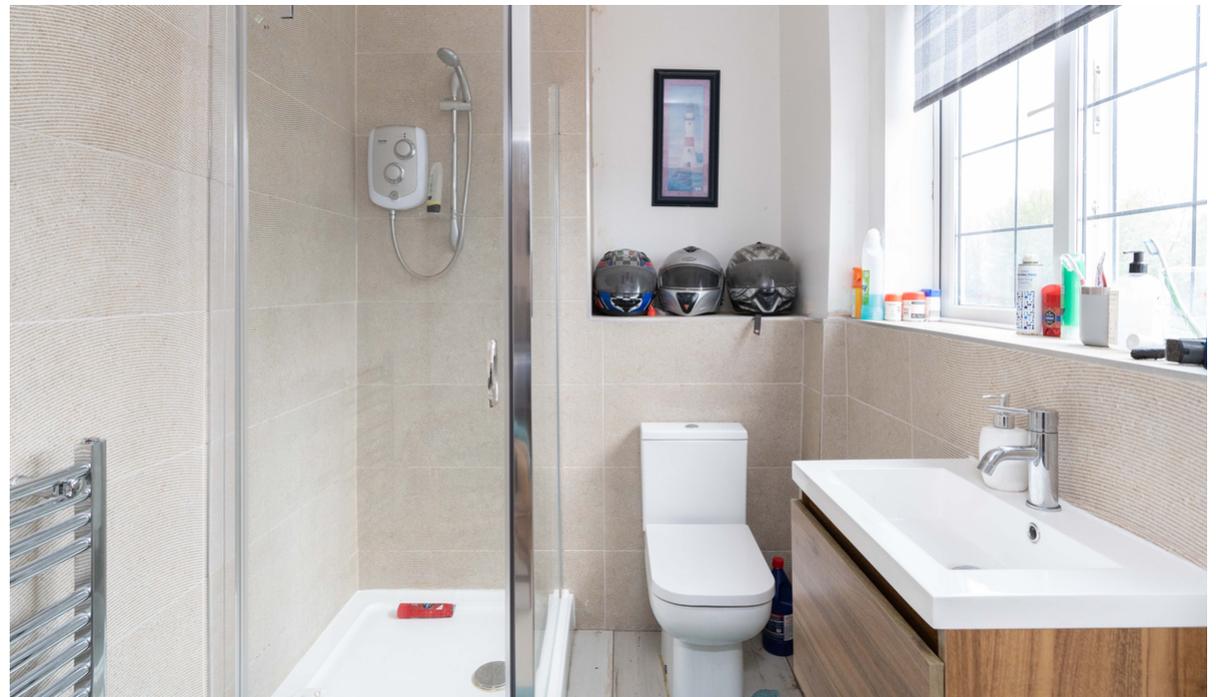
### SEPARATE SHOWER ROOM

With a three piece suite comprising a wash hand basin with mixer tap and storage beneath, push button WC, shower cubicle with wall mounted electric shower and fitted shower screen, heated towel rail, extractor fan, ceiling light point, window to rear aspect.

### EXTERIOR

The property benefits from two vehicular accesses which lead to a large section of hardstanding providing parking and turning space for multiple vehicles. The total plot has approximate measurements approaching eight and a half acres and is a mixture of hardstanding with outbuildings, domestic garden and larger sections of level paddock. Within the grounds are two static caravans, one of which is used for storage and one which would be classed as habitable. Various smaller outbuildings provide storage. There is also a purpose built timber stable.

The domestic gardens are interspersed with plant and shrub borders and again benefit from fencing and hedging to the boundaries.



### PADDOCKS

The paddocks themselves are laid to established grassland, interspersed with a variety of trees and have a mixture of fencing and hedging to the boundaries.

### ADDITIONAL LAND

Adjacent to the main property is a further section of land, which the vendors inform the agent has previously had planning permission granted, although at the point of this brochure going to print, no verification has been provided. Prospective purchasers are advised to make their own enquiries with the relevant local authority.

### AGENTS NOTE

In the agents opinion this property offers a variety of potential uses for either a domestic dwelling with additional accommodation or commercial potential such as the return to a public house, restaurant, bed & breakfast or camp site with additional facilities. Again, all of these possibilities are subject to obtaining the necessary planning permission and consents from the relevant local authorities.

### SERVICES

Mains water and electricity are connected to the property. The property is served by two septic tanks and oil central heating. At the time if the brochure going to print, the vendor informs the agent that they are in the process of having a bank of solar panels fitted, which will be included within the sale.

### REFERENCE

060422/FOX





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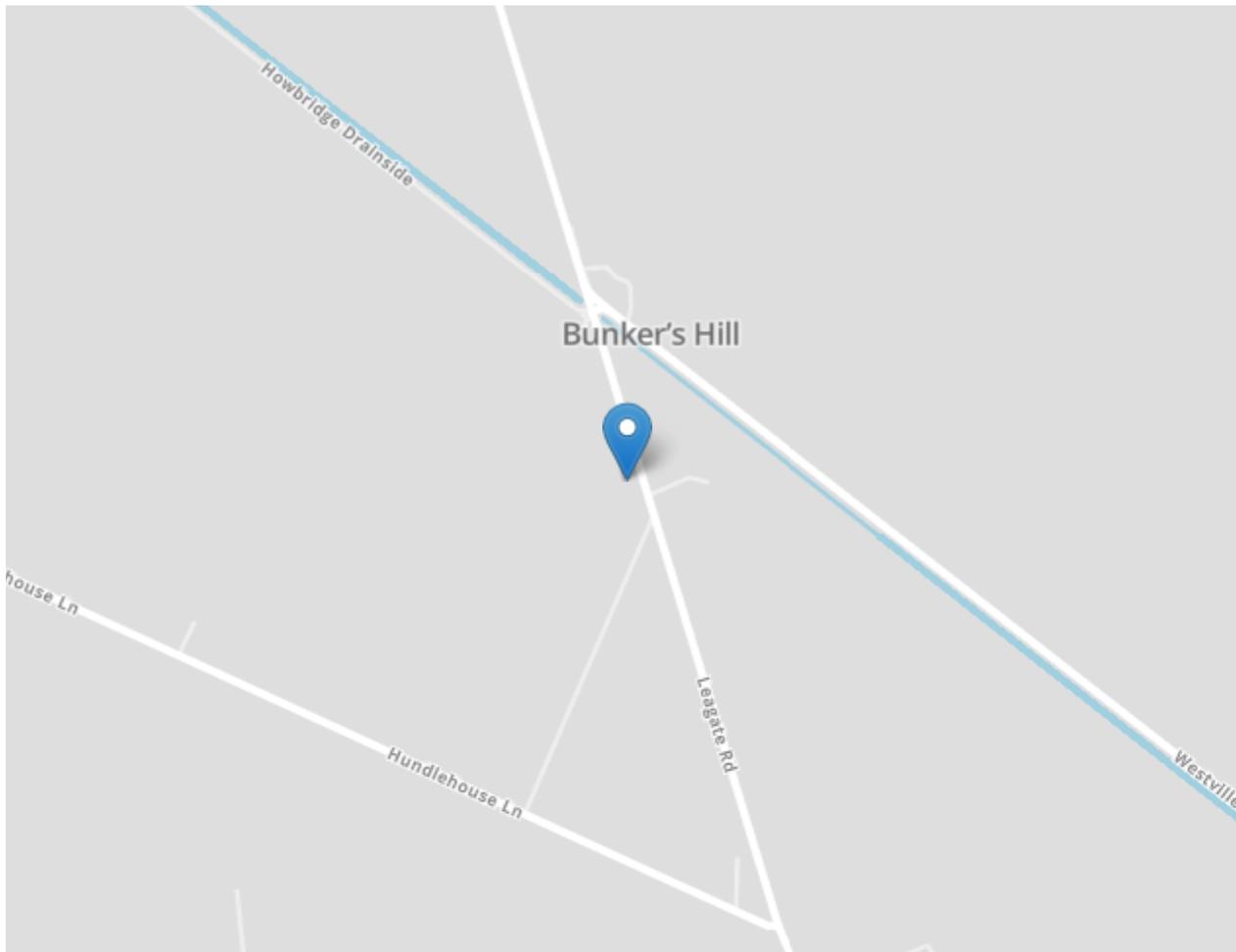
## AGENT'S NOTES

Sharman Burgess have not tested any equipment or central heating which is included within the sale. Purchasers are advised to satisfy themselves as to working order and/or condition. These sales particulars are intended for guidance only and do not constitute part of an offer or contract. Details and statements should not be relied upon as representations of fact, and prospective purchasers are advised to satisfy themselves by inspection or otherwise as to the correctness of each and every item.

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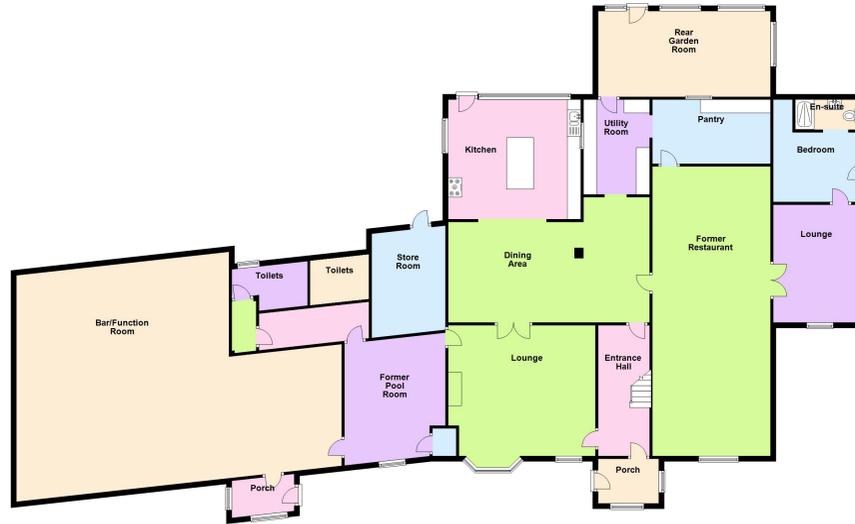
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If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of Â£100 upon completion. For more information, please call us on 01205 361161.



**SHARMAN BURGESS**

Ground Floor  
Approx. 303.3 sq. metres (1170.1 sq. feet)



First Floor  
Approx. 120.3 sq. metres (1284.4 sq. feet)



Total area: approx. 470.6 sq. metres (5065.1 sq. feet)



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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>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		51
(21-38)	<b>F</b>		
(1-20)	<b>G</b>	17	
Not energy efficient - higher running costs			
England, Scotland & Wales			
			EU Directive 2002/91/EC