



Connells

High Street
South Witham Grantham

High Street South Witham Grantham NG33 5QB

for sale
£395,000



Property Description

The property itself is packed with original charm and historic character, including vaulted cellars beneath the building, former bar and restaurant areas, multiple reception spaces, original accommodation rooms and outbuildings full of possibilities. The ground floor was previously arranged around an impressive central 360-degree bar with various seating and dining areas, former commercial kitchen, office space and customer facilities.

Upstairs, you will find six separate accommodation rooms, with part of the first floor accessible internally from the pub itself and additional rooms benefiting from their own independent rear access. Outside, approximately 0.42 acres, the property benefits from a large tarmac car park, extensive beer garden areas, exterior cold store, enclosed yard and a separate barn/stable building that feels like it could become just about anything with the right imagination behind it. This needs imagination, there's no hiding that, but underneath it all is an incredibly exciting project in a fantastic village location with brilliant road links nearby. For developers, investors, business owners or anyone searching for a property with proper character and huge future potential, this could be something very special indeed. South Witham has a primary school, Public Houses, takeaway, village hall, sports field and park. Easy access to the A1, is close to many market towns including Stamford, Oakham and Grantham.

Basement

Ground Floor

Hallway

With a door to the rear and side.

Kitchen

With a window to the rear and side.

Lounge

Window to the rear.

W.C

W.C

Room Five

With five windows to the rear and a door leading to the rear.

Room Six

With two windows to the front.

Room Seven

With a window to the front.

Dining Room

With a window to the front.

First Floor

Room Four

With a window to the front.

En-Suite

With a window to the front.

Room Three

With a window to the front.

En-Suite

Room Two

With a window to the front.

En-Suite

Second Floor

Room One

With a window to the side and rear.

Bathroom

With a window to the side.

Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Total floor area 352.0 m² (3,789 sq.ft.) approx

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.propertybox.io

Connells

To view this property please contact Connells on

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2 Watergate
GRANTHAM NG31 6PR

EPC Rating: B Council Tax
Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/GRM309561



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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