

# BRUCE MATHER LTD



**85 Norfolk Street, Boston, PE21 6PE**

Bruce Mather Ltd are pleased to offer for sale this UNIQUE OPPORTUNITY TO PURCHASE this WELL PRESENTED GEORGIAN GUEST HOUSE being situated facing CENTRAL PARK in the MARKET TOWN of BOSTON. The property comprises of 5 GUEST BEDROOMS (3 WITH ENSUITE) and PRIVATE TWO BEDROOM OWNERS ACCOMMODATION together with PARKING TO THE REAR. Call today to view.

£325,000



## LOCATION

Enjoying a prominent position facing Central Park, Norfolk Street is located in the heart of the town and within a short distance to both the Town Centre and amenities. Boston, on the East Coast, is an historic town with a popular twice weekly market, 2 Grammar Schools, a good range of sporting opportunities, including sailing both on the River Witham and out on The Wash. It has easy access to the Marshes so famous for the bird life. Lincoln and Peterborough are both approximately 35 miles away and Skegness is approximately 21 miles. A rail service to Grantham links directly to the East Coast mainline giving good access both to London and the North.

## ACCOMMODATION

The property can be entered through double entrance doors leading directly into the:-

## PORCH

Having the main entrance door leading into the:-

## HALL

Having stained glass door into the Porch; original tiled floor; radiator; understairs storage cupboard; stairs off to the first floor accommodation; doors arranged off to:-

## GUEST DINING ROOM

12'11">15'8" x 13'11">13'02" (3.94m x 4.24m)

Having bay window to the front elevation and further window to the side elevation; feature fireplace with gas fire; glazed partition wall with French doors to:-

## GUEST SITTING ROOM

12'3">11'05" x 12'11" (3.73m x 3.94m)  
Having window to the front elevation; feature fireplace with gas fire.

## BEDROOM ONE

10'10">10'0" x 15'1">12'8" (3.30m x 4.60m)

Having bay window to the rear elevation and further window to the side elevation; pedestal wash basin; part tiled walls; radiator; door to:-

## EN-SUITE

Having fully tiled walls and floor; corner wash basin, low level WC, shower cubicle with electric shower, extractor, radiator.

## KITCHEN

8'8" x 10'10" (2.64m x 3.30m)

Having a fitted range of wall and base units; one and a half bowl stainless steel sink with drainer and mixer tap; space for dishwasher; fridge; cooker and induction hob; extractor; part tiled walls and tiled floor; door to private accommodation.

## FIRST FLOOR

## LANDING

Having doors arranged off to Guest Rooms; loft hatch and radiator.

## BEDROOM TWO

12'1">11'3" x 12'11" (3.68m x 3.94m)

Having window to the front elevation; pedestal wash basin and part tiled walls; radiator.

## BEDROOM THREE

12'11">6'0" x 10'0">13'02" (3.94m x 3.05m)



• **Unique Opportunity**

• **Five Bedroom Guest House**

• **Two Bedroom Private Accommodation**





Having window to the front and further window to the side elevation; radiator; door to:-

### **EN-SUITE**

Having pedestal wash basin, low level WC and shower cubicle with electric shower; fully tiled; extractor; shaver point.

### **BEDROOM FOUR**

12'10" x 10'1" > 8'4" (3.91m x 3.07m)  
Having window to the rear elevation; built-in cupboards; radiator; door to:-

### **EN-SUITE**

Being fully tiled and having pedestal wash basin, shower cubicle with electric shower, low level WC; extractor; radiator and shaver point.

### **GUEST SHOWER ROOM**

Having window to the side elevation; part tiled; low level WC, pedestal wash basin, shower cubicle with electric shower and loft hatch.

### **BEDROOM FIVE**

11'9" x 11'0" (3.58m x 3.35m)  
Having Velux window; radiator; shaver point and plumbing for wash basin.

### **PRIVATE ACCOMMODATION**

#### **DINING ROOM**

10'10" x 17'0" (3.30m x 5.18m)  
Having window to the side elevation; radiator; understairs cupboard; stairs to first floor accommodation; doors to:-

#### **LOUNGE**

10'8" x 15'10" (3.25m x 4.83m)  
Having 2 windows to the side elevation; feature fireplace with electric fire; radiator; wooden folding doors.

### **UTILITY**

Having Velux window; fitted wall and base units; stainless steel single bowl sink with drainer; space for washing machine, tumble drier and fridge/freezer; tiled floor and splashbacks.

### **LANDING**

With airing cupboard and loft hatch.

### **MASTER BEDROOM**

12'10" x 10'8" (3.91m x 3.25m)  
Having dual aspect windows; fitted wardrobes; radiator.

### **BATHROOM**

Being fully tiled and having window to the side elevation; vanity unit with inset wash basin, bath with mains shower over, vanity wash basin with inset WC; tiled walls; heated towel rail.

### **BEDROOM TWO**

10'8" x 8'5" (3.25m x 2.57m)  
Having window to the front elevation; radiator.

### **EXTERIOR**

#### **FRONT GARDEN**

The front garden is enclosed by hedging with shrub and bush borders; area laid to lawn; small pond with fountain and waterfall feature.

#### **REAR GARDEN**

The rear garden is laid to gravel providing off road parking for several vehicles and leading to:-

### **SINGLE GARAGE**

With power and lighting and having storage sheds to either side.

### **AGENTS NOTE**

The current vendor has advised us that the Guest House is accredited by Visit England and is 3\* rated with Silver Award.

There is a fire alarm system, emergency lighting and fire doors throughout the Guest side of the property. There are two boilers with a combi boiler for the private accommodation.

On target earnings circa. £45k. A copy of the previous accounts can be made available to serious prospective purchasers.

### **VIEWINGS**

Strictly by appointment with the selling agents Bruce Mather Limited (Tel: 01205 365032).

### **DIRECTIONS**

From our Pump Square Offices proceed down Main Ridge West into Pen Street and continue straight on through the traffic lights and proceed to the next lights at the Wide Bargate junction. Again, continue straight on into Tawney Street and at the next traffic lights the property can be found on the crossroads.

Note: All measurements are approximate. The services, fixtures and fittings have not been tested by the Agent. All properties are offered subject to contract or formal lease.

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