



The Vine Inn South Thoresby Alford LN13 0AS

£515,000

JOHN TAYLORS
EST. 1859

An attractive former public house which was tastefully converted into a guest house by the current owners and has been trading for a number of years and includes four en-suite letting bedrooms as well as separate owners living accommodation situated at the rear of the property. Epc rating tbc.

Rooms

Side Entrance Lobby/Reception

With hardwood external access door and panelled walls.

Breakfast Room

With composite front door, two UPVC double glazed windows, wood burning stove and brick fireplace, radiator.

33'5" x 12' (10.22m x 3.68m)

Serving Area

With Oak service counter, storage shelving below, fitted base cupboards and drawers and block wood work surface, stainless steel sink and drainer, radiator, storage cupboard and shelving.

20'3" x 8'1" (6.19m x 2.47m)

Guest Living Room

With Brick fireplace and solid fuel stove, part panel walls, two UPVC double glazed windows, radiator. Width measurement narrowing to 11' 9" (3.63m).

20'8" x 14'4" (6.37m x 4.4m)

Toilet Lobby

Also providing access to first floor guest accommodation and also to external terrace area.

Gents WC

With wash basin, close couple toilet, urinal, radiator.

Ladies/Disabled WC

With close couple toilet & wash basin.

Stairs To First Floor Landing

With guest bedrooms off.

Guest Bedroom 1

With UPVC double glazed sash style window, radiator. Minimum width measurement. 12'2" x 11'9" (3.74m x 3.65m)

En-Suite Shower Room

With tiled shower cubicle, wash basin and close couple WC.



Guest Bedroom 2

With UPVC double glazed sash style window , radiator. Minimum width measurement. 12' x 11'8" (3.66m x 3.61m)

En-Suite Shower Room

With tiled shower cubicle, wash basin, WC.

Guest Bedroom 3

With UPVC double glazed window, radiator. Minimum depth measurement. 12'2" x 12' (3.73m x 3.66m)

En-Suite Shower Room

With tiled shower cubicle, wash basin , close couple WC and heated towel rail as well as a radiator.

Guest Bedroom 4

With sash style UPVC double glazed window, radiator and access to roof space. 11'7" x 9'6" (3.57m x 2.93m)

En-Suite Shower Room

With tiled shower cubicle, close couple WC, wash basin and radiator.

OWNER'S ACCOMMODATION.

Which is located to the rear of the property.

Open plan Lounge and Garden Room.

With UPVC double glazed patio doors, four UPVC double glazed sash style windows, stove effect fire, radiator. Maximum width measurement. 25'1" x 12'2" (7.68m x 3.74m)

Kitchen

With modern fitted wall and base cupboards, wood block effect worktops, two integrated Bosch electric ovens, gas hob and extractor hood over , tiled splash backs, further integrated oven and grill, two integrated microwaves, central island, resin sink with mini sink and drainer board, space for dishwasher, further extractor hood for toaster, uPVC double glazed window, radiator.

15'7" x 15'2" (4.81m x 4.64m)

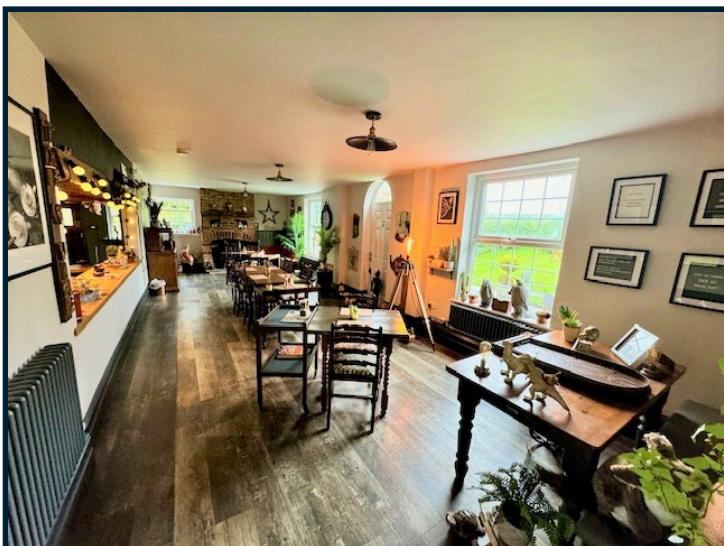
Storeroom/Pantry

with door opening providing access to:

11' x 8'3" (3.37m x 2.56m)

Utility Room

With fitted wall and base cupboards, stainless steel sink, plumbing for washing machine, oil fired central heating boiler, and pressurised hot water cylinders. 11'3" x 9'6" (3.45m x 2.93m)



Hallway

with UPVC double glazed external access door.

Dining room

With UPVC double glazed windows, radiator and brick open fireplace. 16'2" x 14'6" (4.94m x 4.46m)

Stairs To First Floor Living room

With fireplace housing wood burning stove, sash window, radiator.

18'4" x 14'4" (5.62m x 4.4m)

Inner Landing

With radiator and a UPVC access door opening by to fire escape. Access to roof space.

Bathroom

With tiled shower cubicle, freestanding bath, close couple toilet, wash basin, radiator, part tiled walls, heated towel rail, fitted storage cupboards. 10'4" x 9'7" (3.18m x 2.96m)

Bedroom

With window and a radiator. 11'1" x 10'4" (3.4m x 3.18m)

En-Suite Shower Room

With tiled shower cubicle, close couple toilet, roll top bath, wash basin, part tiled walls, chrome heated towel rail, radiator, double glazed sash window. 10' x 6'2" (3.05m x 1.9m)

Inner Landing Area

With walk in storage cupboard off and access door to guest bedrooms.

Bedroom

With radiator, UPVC double glazed window.

15'4" x 11'8" (4.72m x 3.6m)

Outside

To the front and side of the property there are generous sized gardens which include shaped lawns, flower & shrub beds, paved patio and timber decking. At the rear of the property there is a spacious gravel driveway and parking area, three brick stores and adjoining garage & lean to wood stores.



Services

Property is understood to have mains water and electricity. Oil fired central heating. Non mains drainage.

Tenure

The property is understood to be freehold.

Business Rates & Council Tax

According to the government's online portal, the property has a rateable value of £1,700 for the 2023 listing. The owners living accommodation is currently in Council Tax Band A.

Viewing Arrangements

Viewing strictly by appointment only through our Louth office. Louth office open from Monday to Friday 9 am to 5 pm and Saturday to 9 am to 1 pm.

Please Note

Prospective purchasers are advised to discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

Thinking Of Selling?

Getting the best price requires market knowledge and marketing expertise. If you are thinking of selling and want to benefit from over 150 years of successful property marketing, we can arrange for one of our valuers to give you a free market appraisal and advice on the most suitable marketing package for your property.





FLOORPLAN

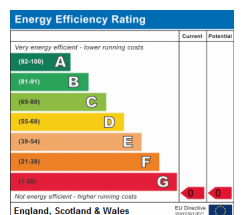
John Taylors

The Mart 127 Eastgate Louth LN11 9QE

Call: 01507 603648

Web: johntaylors.com

Email: enquiries@johntaylors.com



PLEASE NOTE: If measurements are critical to the purchaser they should be verified before proceeding with the purchase of this property. John Taylors have not tested any of the services or appliances and so offer no guarantees. Any carpets, curtains, furniture, fittings electrical and gas appliances, gas or light fittings or any other fixtures not expressly stated in the sales particulars but may be available through separate negotiation. Floor plans are provided as a service to our customers and are a guide to the layout only, do not scale. These particulars are intended to give a fair description of the property, but the details are not guaranteed, nor do they form part of any contract. Applicants are advised to make appointments to view but the Agents cannot hold themselves responsible for any expenses incurred in inspecting properties which may have been sold, let or withdrawn. Applicants enter the property at their own risk and the Agents are not responsible for any injuries during the inspection.