History

The property was built circa 1640 and was, until about 1985, the home of the local fuel merchant, comprising a four-bed house and a detached barn/storage facility. Both buildings are now linked via a single-storey extension, but could be divided to provide two dwellings, subject to planning permissions.

Ground floor

Main house:- Lounge bar with some original beams, solid fuel fire providing domestic hot water and central heating, office, servery with staircase leading to first floor.

<u>Link-detached building:-</u> Pool room, kitchen, cellar, store room, toilets, separate entrance to upstairs accommodation. Rear exit to area designated for new ladies and gents toilets. (Ground works and sewerage completed and certification from building inspectorate.)

First floor

Main house:- Five rooms, one currently used as a laundry. Bathroom /WC with new bath/shower and newly tiled.

Link-detached building:- Separate skittle alley with solid oak floor, new shower and toilet, small galley kitchen area. Historical planning permission for 1 bed flat.

Outside

Patio to front. Small storage space to rear with ground works for new ladies & gents toilets (or bathroom/kitchen if converted to dwelling) already in situ.

Planning permissions

Already obtained for construction of new restaurant and toilets as per floor plan.

Change of use to two dwellings in process.

