

Pre-School Day Nursery For Sale Freehold with Vacant Possession with Mature Gardens Extending to 0.53 acres

Fairfield | Church Street | Wragby | Lincolnshire | LN8 5RA



Substantial Former Home Set in Mature Grounds of Just Over Half an Acre
Extending to Just Under 4,000sqft, 365sqm of Accommodation
Attractive Residential Location Suitable for a Variety of Future Uses Including
Residential Conversion, Care Home, Educational Facility or Community Use STP

For Sale Freehold with Vacant Possession
£625,000 Subject to Contract, No Onward Chain

poyntons consultancy

PROPERTY MARKETING SPECIALISTS

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RICS

Location...

Located on the A158, approximately 11 miles to the north-east of Lincoln in the historic town of Wragby. The town has a population of just under 2,000 residents and a number of well-regarded shops, public houses and interesting Scheduled Monuments.

The town is located on the edge of the Lincolnshire Wolds to the south of Market Rasen and approximately 10 miles to the north-west of the Roman town of Horncastle.

Church Street is located to the east of the town centre, the property is located to the north of the road to the south of Wragby Play Park.

Description...

Fairfield comprises a former residential 4 bedroomed home with self-contained 1 bedroomed ground floor annexe and detached garage, which was extended and converted in 2015 to its current configuration and use of day school nursery. The property has under floor heating and in the agents' opinion would convert back to a residential property, subject to planning consent.

Accommodation...

Entrance Hall

Living Room.....8.8m x 5.8m, 51.7sqm

Covered Play Area

Kitchen.....5.1m x 3.5m, 18sqm

Having fully fitted modern kitchen.

Rear Hall

Disabled WCs

Children's WCs

Toddler Room.....4.3m x 6.9m, 30.5sqm

Attractive fireplace.

Conservatory.....4m x 3.2m, 12.9sqm

Utility Room.....3m x 2.6m, 8sqm

Kitchen/Classroom.....8m x 3.6m, 29.3sqm

Original Front Entrance Hall

WC

Classroom.....6.9m x 8m, 56sqm

Fitted sinks.

WCs

First Floor

Staff Break Out Area

Classroom.....3.6m x 4.2m, 15sqm

Classroom.....4.4m x 2.6m, 11.9sqm

Family Bathroom

Fully modernised.

Classroom No. 3.....4.1m x 3.3m, 13.7sqm

Classroom No. 4.....2.3m x 3.6m, 8.4sqm

Outside...

To the front of the property is a gravelled parking area for over 20 vehicles.

Gardens are private and enclosed and extend to just under half an acre and arranged mainly to the rear of the property featuring substantial decked areas.

Tenure...

Fairfield is available for sale freehold with vacant possession.

Outgoings...

The property has a Rateable Value of £14,000. Full details are available on request.

EPC...

The property has an Energy Performance Asset Rating C61. Full details are available on request.



Viewing...

All viewings are to be made by appointment through the agent.

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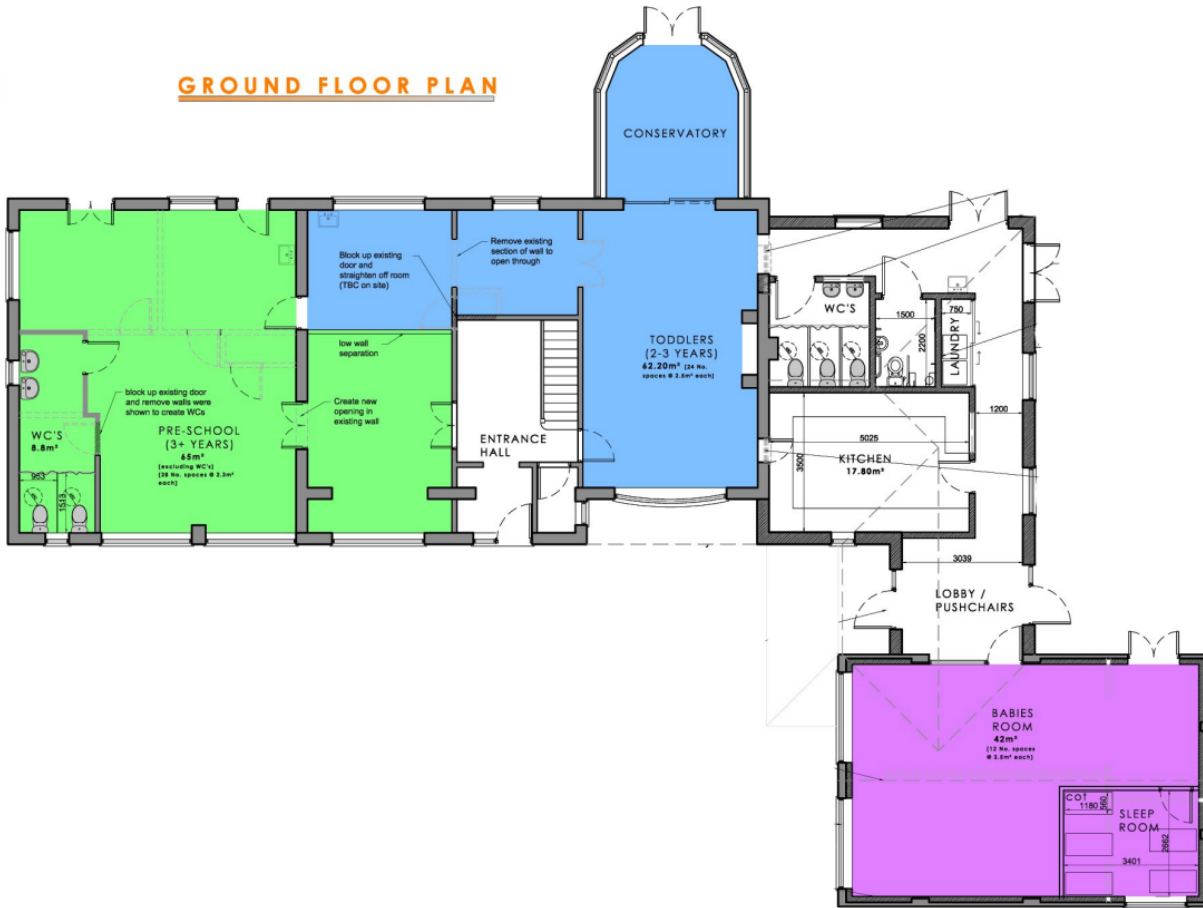


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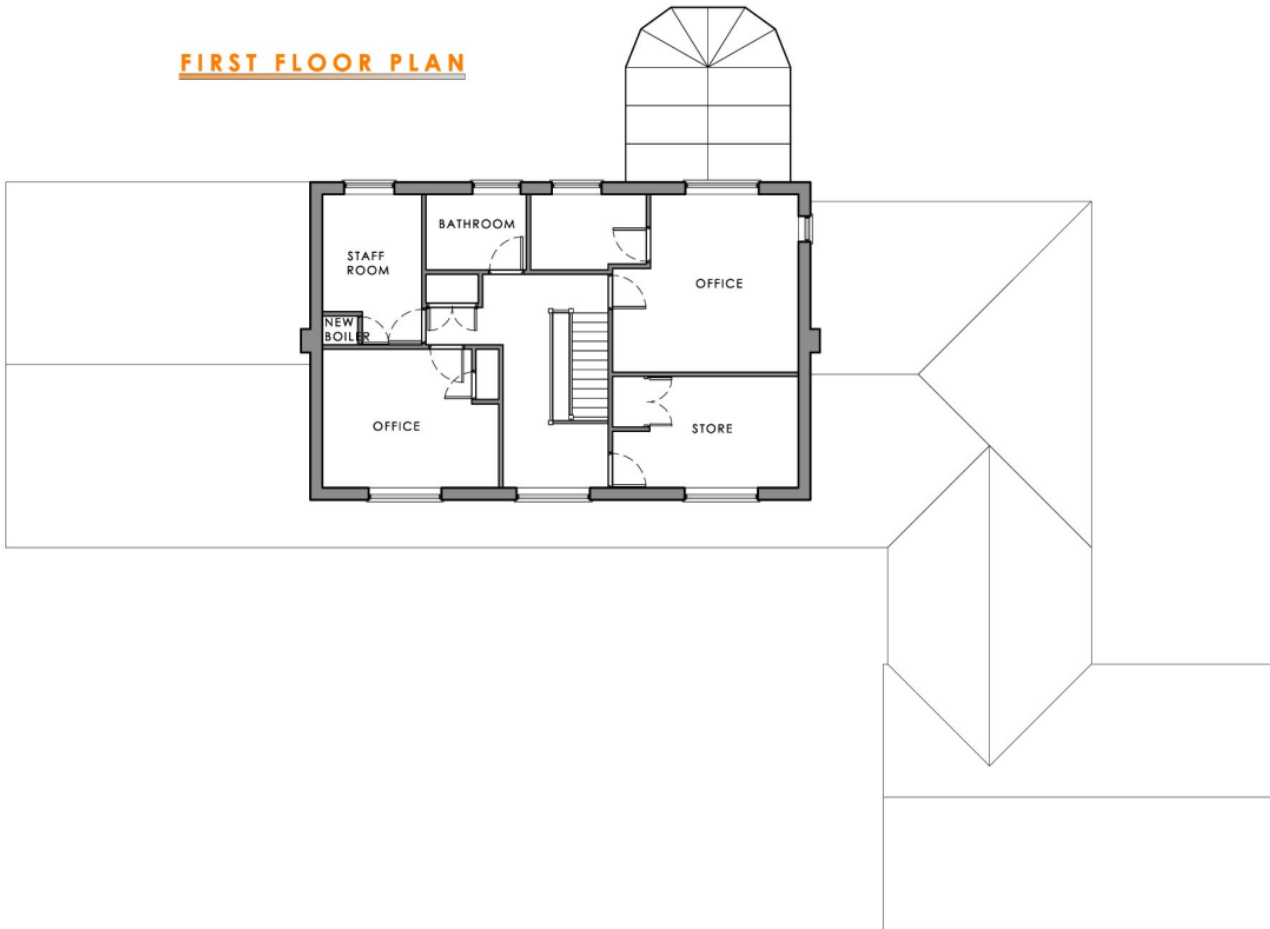
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GROUND FLOOR PLAN



FIRST FLOOR PLAN





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