

Unique Residential Barn Conversion with Workshops, Outbuildings, Display Areas and Touring Caravan Site Located in Just Under 4 Acres, 1.6 Hectares of Woodland

Clover Farm Barn and Museum | Langrick | Boston | Lincolnshire | PE22 7AW



Superb Modern 3 Bedroom Barn Conversion with Open Plan Kitchen Living Area Over 540sqm, 5,800sqft of Open Plan Workshops Currently Arranged as a Museum With Licenced Café, Touring and Camping Site with 10 Electrical Hook Ups and Amenities, Viewing Highly Recommended, Possible Transfer Trading as a Going Concern

For Sale Freehold with Vacant Possession
£750,000 Subject to Contract

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Location...

The village of Langrick is located on the B1192 approximately 6 miles to the north-west of Boston, a large South Lincolnshire market town with a population of approximately 73,000 residents.

Lincoln is approximately 25 miles to the north-east, the A1 trunk road is approximately 20 miles to the west and the A17 trunk road and A16 trunk road are approximately 8 miles to the south.

The village of Langrick is on the road between Boston and Coningsby, the property being located approximately 3 miles to the north of Langrick Bridge on the west side of the road just before the turning known as Haven Bank.

Description...

The property comprises a unique opportunity to purchase a barn conversion, workshop and a campsite in a woodland setting.

A purchaser may look to continue the existing business or alternatively work from home. It is felt that the property would also be of appeal to those of an equestrian nature, classic car enthusiasts or other hobbyists.

A sweeping treelined gated driveway leads through to a parking area with space for over 20 vehicles either side of which are located the barn conversion to the north of the plot and the museum workshops to the west of the parking area.

To the eastern side is a paddock with trees and fenced area, the western side is arranged to provide an area of woodland and a campsite for 10 touring caravans with electrical hook ups, chemical waste disposal point, amenities and a washing area and a rally paddock on the south half.

The property includes a significant range of outbuildings extending to around 5,600sqft in total.



Clover Farm Barn

Main Barn Conversion

An Entrance Courtyard gives access to the Main Living Area /Kitchen, having a vaulted ceiling.

Kitchen/Living Room.....9m x 5m
Comprising a modern fitted kitchen with breakfast bar and Rayburn, having a range of units comprising high level cupboards with display windows, integrated extractor fan, complementing worktops with stainless steel sink with drainer, complementing splash backs, 9 door base units with 5 drawers, ceiling lights and exposed ceiling beams. The lounge area has a multi fuel boiler and fireplace.

Utility Room

Accessed from the Courtyard.

Covered Barbeque Area

East Wing

Master Bedroom.....4.8m x 4.3m max
Having a range of fitted cupboards and double height ceiling with exposed beams.

En-Suite Bathroom.....4.1m x 3m
Having roll top bath with WC, pedestal hand basin, heated towel rail and walk-in airing cupboard with high pressure tank.

West Wing

Inner Hall

Bedroom 2.....4.9m x 4.2m max
Having full height ceilings with exposed beams and central heating radiator.

Thru Office.....2.7m x 2.8m

Shower Room

Having walk-in shower, pedestal hand basin, low level WC and heated towel rail.

Bedroom 3.....4.8m x 4.6m
Having the original former feeding troughs incorporated to form a storage shelf.

The layout of the West Wing is suitable to be annexed.



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Main Café Tearooms.....10.2m x 8.7m
Arranged to provide 40 covers, having a licensed bar and serving area, tiled floor, multi fuel boiler with plumbed in central heating radiators.

Kitchenette2.9m x 2.1m
Having a range of modern fitted kitchen units, stainless steel sink with 1½ bowl drainer, space for fridge and cooker.

Amenity Area

To the rear of the tearooms is an amenity area.

Male and Female WCs

Disabled WC

Wash Down Area

With washing machine for campers and storage cupboard.
A rear door leads through to the rear campsite.

Campsite

The campsite is arranged to provide space for 10 electrical hook ups and also space for campers.
The south side of the field has previously been used as a rally for various vehicle displays.



Agent's Notes...

The site is a well-regarded car museum. A full inventory of available vehicles is available on request and of course it is possible that they can be incorporated into the sale along with an inventory of fixtures and fittings.

Tenure...

The property is available for sale freehold with vacant possession.

Outgoings...

The property is assessed for Business Rates and has a Rateable Value of £3,800 therefore qualifying businesses may be eligible for relief.

Viewing...

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

To the north of the tearooms is the public entrance to the museum being a framed building with mezzanine display area.

The museum is arranged to provide a display for over 40 vehicles with a number of areas with various other domestic historical displays.

Main Display Area.....28.6m x 13.9m, 400sqm
Having a minimum internal eaves height of 4.5m, open plan concrete floor displaying over 30 vehicles, various display areas.

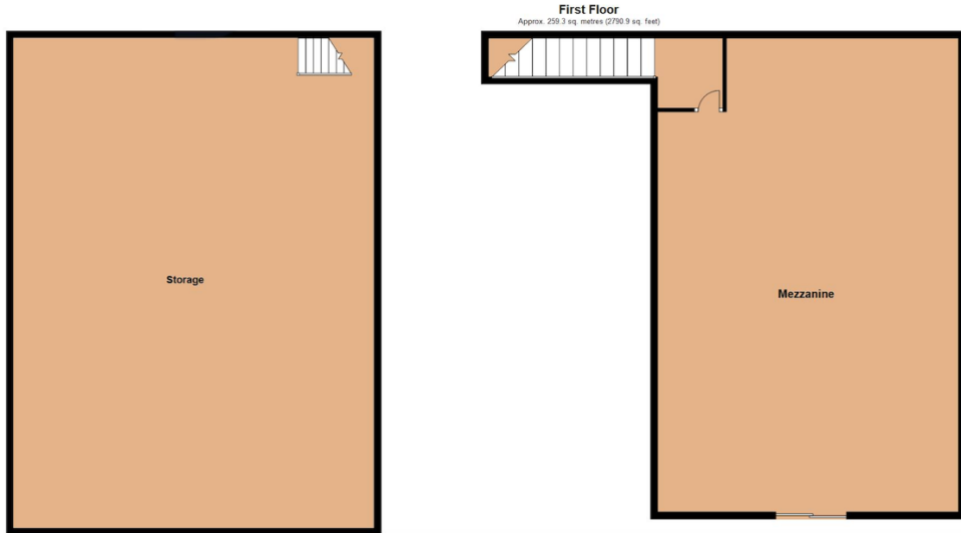
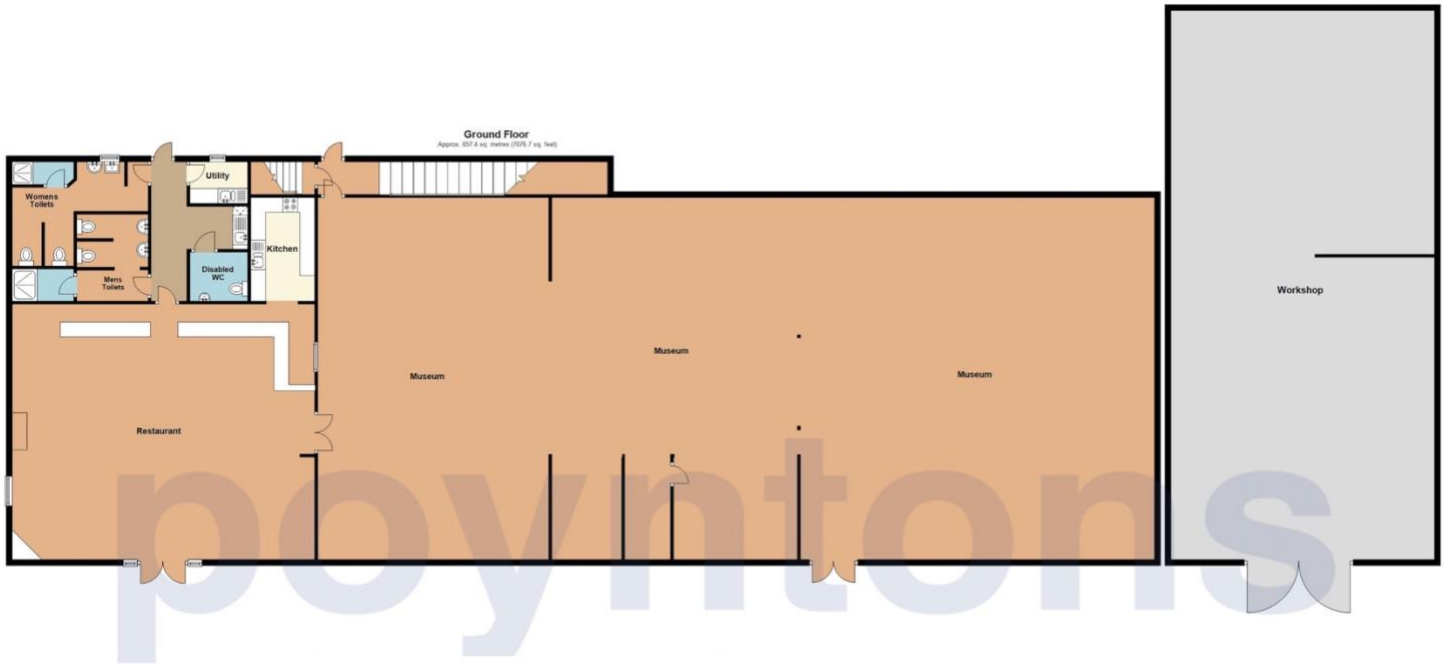
Mezzanine Display Area.....13.4m x 8.5m, 114sqm
Currently arranged for displaying 11 vehicles and 11 bikes with various display cabinets.

To the north of the museum is a

Workshop Store.....18m x 8m, 144sqm
2 Garden Sheds



Museum and Tea Rooms



Clover Barn

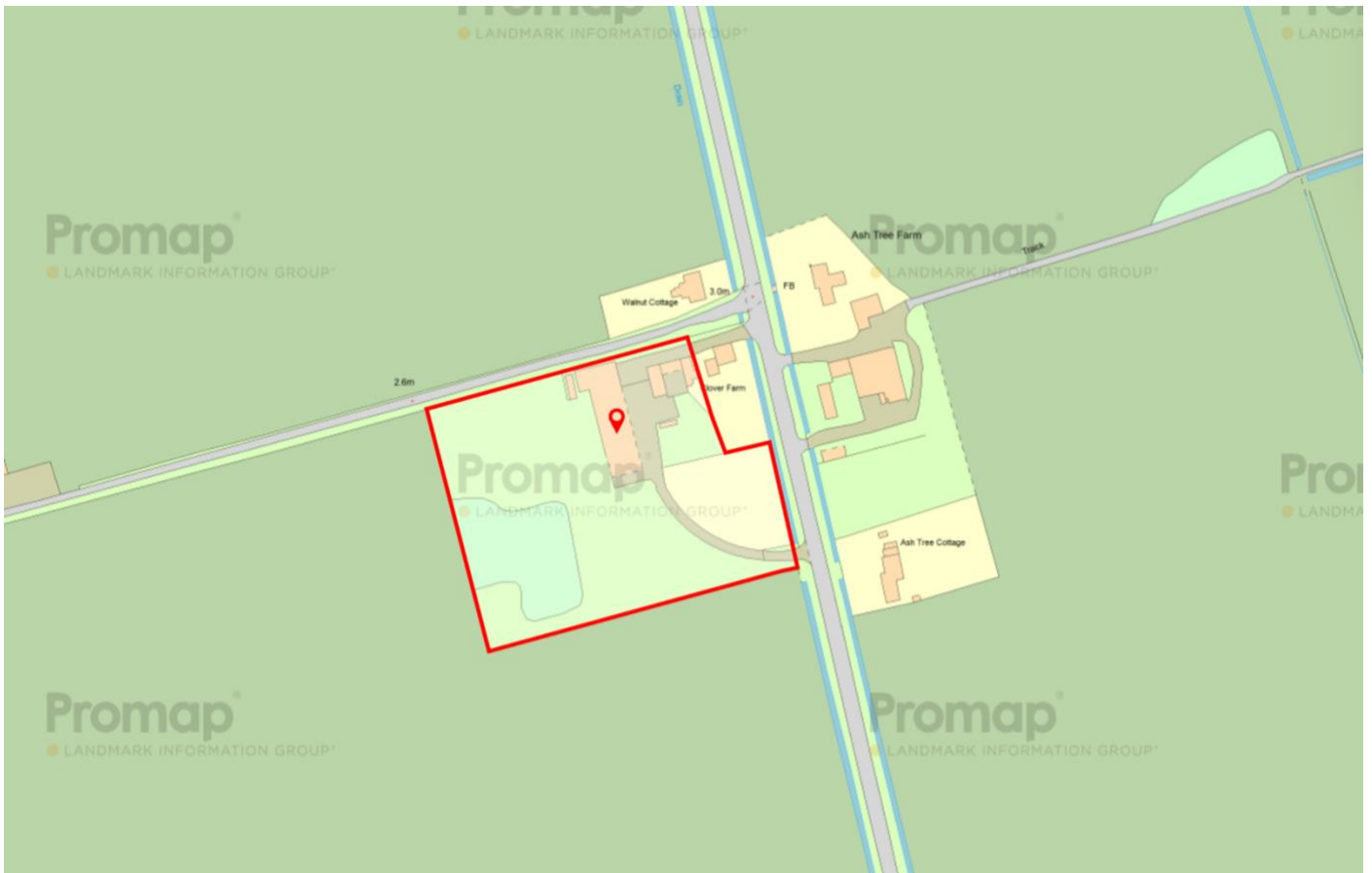


Ground Floor

Approx. 143.4 sq. metres (1543.8 sq. feet)



Total area: approx. 143.4 sq. metres (1543.8 sq. feet)



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