



THE BLACK BULL, DEEPING ST JAMES ROAD
DEEPING GATE PE6 9AP £560,000

FREEHOLD



Briggs Residential
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Market Deeping
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349300

Dating back to 1823, The Black Bull Public House still boasts many original features including a built-in bar within the lounge area and fireplaces at each end. The property has FIVE RECEPTION ROOMS to the ground floor, including a large master bedroom/family room with French doors opening onto the rear garden and an open-plan kitchen/dining room with log burner. Greatly extended, this surprisingly spacious, detached, period home, has approximately 2150 square feet of accommodation and is set in one of the areas' most sought after locations with excellent walks along the nearby River Welland and is also within the school catchment area for Arthur Mellows Village College. With ample parking, viewing of this detached stone house is highly advised to appreciate the superb charm and character of this historic home.

Entrance door opening to

PANELLED ENTRANCE VESTIBULE
With door opening to

LIVING ROOM 24'7 x 21' (7.49m x 6.40m)
With many original features including the bar, this relaxing room has a cast-iron fireplace at one end and a cozy log burner at the other end; there are sash windows to the front and side aspects, exposed beams, TV point and radiator.

INNER HALLWAY

BAR 9'3 x 7' (2.82m x 2.13m)
With original ale pumps, shelving, beams and steps down to

STUDY 13'3 x 6'1 (4.04m x 1.85m)
With tiled floor, radiator and window to side aspect.

SECOND INNER HALL
With radiator and stable door to rear garden.

LOUNGE 16'1 x 12' (4.90m x 3.65m)
With cast-iron fireplace, radiator, TV point and window to rear aspect.

THIRD INNER HALL

FAMILY ROOM/BEDROOM ONE 25' x 14'7 (7.62m x 4.45m)
A large room presently used as the master bedroom with fitted wardrobes, radiator, skylight windows, French doors opening onto the rear garden and door to

EN SUITE BATHROOM
Comprising panelled bath, WC, wash hand basin, radiator, wall tiling and window to side aspect.

LANDING

BEDROOM TWO 13'3 x 11'6 (4.04m x 3.51m)
With radiator and window to front aspect.

BEDROOM THREE 12' x 11' (3.65m x 3.35m)
With cast-iron fireplace, radiator and window to front aspect.

BEDROOM FOUR 12'8 x 8'8 (3.86m x 2.64m)
With radiator and window to rear aspect.

BATHROOM
Comprising double shower cubicle, wash hand basin, WC, airing cupboard, traditional style towel rail, airing cupboard and window to rear aspect.

KITCHEN DINING ROOM 20' x 15'1 (6.10m x 4.60m)
This open-plan room comprises ample wall and base units, central island unit, Belfast sink, cooking range, integrated dishwasher, fridge space, windows to side aspect and open access to dining area which has log burner, French doors opening onto the south facing garden and door to staircase.

UTILITY ROOM
With base units, plumbing for washing machine and door to

CLOAKROOM
Comprising WC, wash hand basin, radiator and window to side aspect.

OUTSIDE
The long private driveway leads to an electric opening gate giving access to a large parking area providing ample parking. The south facing private gardens are enclosed by mature hedges and trees and are mainly laid to lawn with large patio area, paving, timber shed and log store.

EPC RATING: TBC COUNCIL TAX BAND: E



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