



**£499,950**

The Limes, Horncastle Road, Cowbridge, Boston, Lincolnshire PE22 7AY

**SHARMAN BURGESS**

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Boston, Lincolnshire PE22 7AY  
£499,950 Freehold**

Situated a stone's throw from the local golf course, approximately a mile from the Pilgrim Hospital and enjoying views over the Maud Foster Watercourse, is this unique mixed use property comprising Bed & Breakfast accommodation, Owner's accommodation and former cooking school, situated in well-presented grounds in excess of 0.5 Acres (s.t.s) and provides an exciting opportunity for a change of lifestyle, or alternatively a substantial private residential property (s.t.p.p). In brief, the accommodation comprises open plan living space with balcony, two large kitchen diners, 5 bedrooms and 6 bathrooms in total. Further benefits include garage and workshop, oil central heating and courtyard garden. Viewing is strictly by appointment only.

**ACCOMMODATION**

**ENTRANCE PORCH**

Having partially glazed entrance door, light point, further obscure glazed door through to:-

**ENTRANCE HALL**

22'5" (maximum) x 7'9" (maximum including staircase) (6.83m x 2.36m)

Having staircase rising to first floor living accommodation, tiled floor, dado rail, coved cornice, ceiling mounted lighting, wall mounted coat hooks, partially obscure glazed door leading to the courtyard garden.



**SHARMAN BURGESS**

#### CLOAKROOM

Providing additional storage and having window, ceiling light point, built-in shoe cupboard with shelving within.

#### UTILITY ROOM

12' 11" (maximum) x 6' 5" (maximum) (3.94m x 1.96m)

Having counter top, Belfast style sink with mixer tap, base level storage units, space for standard height fridge or freezer, plumbing for washing machine, space for condensing tumble dryer, tiled floor, coved cornice, ceiling mounted lighting, extractor fan, dual aspect windows, wall mounted central heating thermostat, built-in storage cupboard with shelving within.

#### GROUND FLOOR BATHROOM

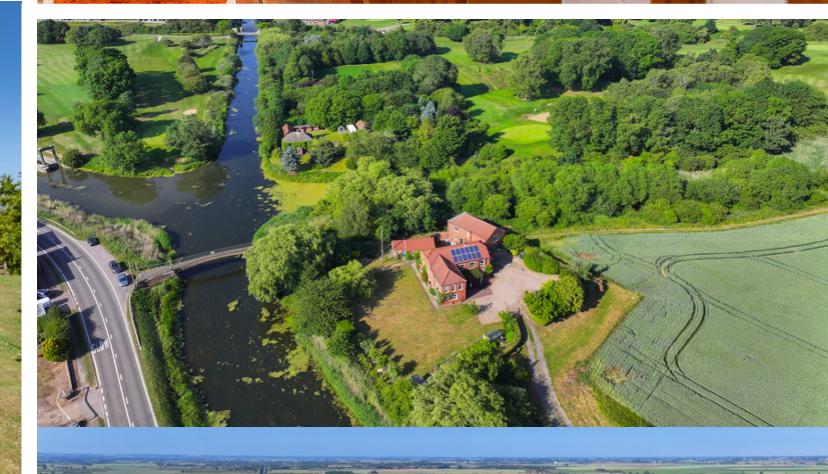
12' 11" (maximum) x 7' 6" (maximum) (3.94m x 2.29m)

Being fitted with a five piece suite comprising pedestal wash hand basin with mixer tap, bidet, WC, shower cubicle with wall mounted mains fed shower and tiling within and fitted shower screen, bath with mixer tap, extended tiled splashbacks, tiled floor, electric shaver point, wall mounted lighting, ceiling mounted lighting, partially obscure glazed window, extractor fan, airing cupboard housing the hot water cylinder and slatted linen shelving within.

#### INNER LOBBY

8' 4" (maximum) x 8' 8" (maximum) (2.54m x 2.64m)

Having tiled floor, coved cornice, ceiling recessed lighting, range of built-in storage with sliding doors and hanging rails and shelving within. Doors to Kitchen Diner and: -



#### GROUND FLOOR SHOWER ROOM

Being fitted with a three piece suite comprising WC, pedestal wash hand basin with mixer tap, shower cubicle with wall mounted mains fed shower within, tiled floor, walls tiled to approximately half height, electric heated towel rail, coved cornice, extractor fan, ceiling mounted lighting, partially obscure glazed window.

#### BED & BREAKFAST/COOKING SCHOOL KITCHEN DINER

28'5" (maximum) x 14'8" (maximum) (8.66m x 4.47m)

A large open plan room benefitting from kitchen area with stainless steel twin sinks with mixer tap, counter tops, base level storage units and further fitted larder style unit, space for twin height fridge freezer, integrated industrial style dishwasher, additional integrated stainless steel circular sink with mixer tap, Baumatic Range cooker with ceiling mounted extractor above, return work surface with further storage beneath, tiled floor, triple aspect windows, coved cornice, ceiling recessed lighting, partially glazed door leading to the driveway.



#### THE SWAN (GUEST BEDROOM)

14'7" (maximum) x 13'1" (maximum) (4.45m x 3.99m)

Having window overlooking the gardens, coved cornice, ceiling light point.

#### FIRST FLOOR LIVING ACCOMMODATION

With staircase rising from entrance hall, leading to the: -

#### FIRST FLOOR LANDING

Having dado rail, access to loft served by loft ladder and Velux window.





#### OPEN PLAN LIVING ROOM

21'3" (maximum) x 23'9" (maximum but excluding door recess) (6.48m x 7.24m)

The layout of this room currently lends itself to two distinct uses comprising a Lounge area and Study area. The Lounge area benefits from triple aspect windows, ceiling recessed lighting, wall mounted lighting, TV aerial point, fireplace with exposed brickwork inset and display mantle and space for electric fire, French doors leading to the first floor balcony. The Study area benefits from ceiling recessed lighting, wall mounted lighting, telephone point.

#### KITCHEN DINER

33'8" (maximum including entrance area) x 16' 4" (maximum at the widest point) (10.26m x 4.98m)

The kitchen comprises wood trimmed work surfaces, ceramic one and a half bowl sink and drainer with mixer tap, base level storage units, drawer units and further wall units, space for American style fridge freezer, integrated oven and grill, integrated microwave oven, five ring gas hob with illuminated stainless steel fume extractor above, plumbing for dishwasher, tiled floor, ceiling mounted lighting, coved cornice, window overlooking the garden, fitted dresser with storage cupboards and drawers and glazed display cabinets. The room continues with a mixture of exposed floorboards and carpet through to the dining area which comprises coved cornice, ceiling recessed lighting and triple aspect windows enjoying views over the grounds and open farmland beyond.

#### BEDROOM

11'1" (maximum) x 12' 0" (3.38m x 3.66m)

Having window, coved cornice, ceiling mounted lighting.



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#### SHOWER ROOM

Having pedestal wash hand basin with mixer tap, WC, shower cubicle with wall mounted electric shower within and fitted shower screen, tiled floor, walls tiled to approximately half height, electric shaver point, coved cornice, ceiling mounted lighting, partially obscure glazed window.

#### THE MOORHEN (GUEST SUITE)

Having partially glazed entrance door leading into the: -

#### KITCHEN

13'3" x 5'7" (4.04m x 1.70m)

Having counter top with stainless steel sink and drainer with mixer tap, base level storage units, oven and grill and four ring gas hob with fume extractor above, tiled floor, access to loft space, window, ceiling mounted strip light, door to: -

#### BEDROOM

12'11" (maximum) x 13'2" (3.94m x 4.01m)

Having dual aspect windows, ceiling light point.

#### HALL/LOBBY AREA

8'2" x 5'0" (2.49m x 1.52m)

Having tiled floor, partially glazed entrance door, window, ceiling light point, wall mounted electric fuse box.

#### SHOWER ROOM

Being fitted with a three piece suite comprising pedestal wash hand basin with tiled splashback, WC, shower cubicle with wall mounted electric shower and tiling within and fitted shower screen, tiled floor, obscure glazed window, extractor fan, access to loft space, ceiling light point.

#### DOUBLE GARAGE

18'3" x 19'5" (5.56m x 5.92m)

Having electric up and over door, served by power and lighting, door to storage area. A further door to the rear of the garage leads through to the: -

#### WORKSHOP

17'4" (maximum) x 19'0" (maximum) (5.28m x 5.79m) - Irregular shaped room.

Having space for a work bench, ceiling mounted lighting, served by power, floor mounted oil fired boiler serving the two suites above, door leading to the courtyard garden.

An external staircase rises to the first floor and provides access to the Owl and Kingfisher suites, leading to the: -



#### **FIRST FLOOR ENTRANCE HALL**

Having tiled floor, coved cornice, light point, radiator, built-in double storage cupboard.

#### **THE OWL SUITE**

18'1" x 12'7" (5.51m x 3.84m)

Having window, radiator, coved cornice, ceiling light point and ceiling recessed lighting, door to: -

#### **EN-SUITE SHOWER ROOM**

Being fitted with a three piece suite comprising pedestal wash hand basin, push button WC, shower cubicle with wall mounted mains fed shower and tiling within and bi-fold shower screen, tiled floor, heated towel rail, electric shaver point, coved cornice, ceiling light point, extractor fan.

#### **THE KINGFISHER SUITE**

18'3" (maximum) x 12' 4" (maximum) (5.56m x 3.76m) - Irregular shaped room

Having dual aspect windows, radiator, coved cornice, ceiling recessed lighting, access to loft space, built-in wardrobe with hanging rail within, door to: -

#### **EN-SUITE SHOWER ROOM**

Having pedestal wash hand basin, push button WC, shower cubicle with wall mounted mains fed shower and tiling within and bi-fold shower screen, heated towel rail, tiled floor, coved cornice, ceiling light point, extractor fan, obscure glazed window.

#### **EXTERIOR**

The Limes is approached over a long track leading to a five bar gate, which then gives access to the property's grounds. Firstly there is a large gravelled parking area which provides ample off road parking and hardstanding for numerous vehicles as well as vehicular access to the detached garage. The driveway is served by outside lighting and houses the oil tank. There is a block paved seating area with pergola above with climbing plants, providing an ideal seating area. The gardens and grounds extend to in excess of 0.5 Acres (s.t.s) and have been well maintained by the current vendor. They grounds are predominantly laid to sections of lawn with flower and shrub borders and are interspersed with a variety of trees. The grounds also benefit from a more low maintenance block paved courtyard garden. There is an established vegetable patch with greenhouse and timber storage shed. A raised decked seating area sits neatly in the shade of a Willow tree and enjoys views over the watercourse.





#### SERVICES

Mains electricity and water are connected to the property. Drainage is to a private system. The property is served by bottled LP gas and owned solar panels, which will be transferred to the new owners. The solar panels are on a 'feed in' tariff providing a quarterly payment and reduced cost electricity bills. The property is also served by Oil fired central heating. The main property is served by underfloor heating to both the ground floor and first floor accommodation. The vendor informs the agent that they have the right to draw water from the watercourse, which runs alongside the property.

#### AGENTS NOTE

Prospective purchasers should be aware that the property is of mixed use (residential and commercial). Current planning allows for a mixture of living accommodation, functioning bed and breakfast and a cooking school. Prospective purchasers should check with their lenders, regarding their specific criteria for this type of property. The track leading to the property is owned by the Environment Agency and The Limes benefits from 'Right of Way' access.

#### REFERENCE

12062025/29141886/PAN

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BURGESS**  
Est 1996

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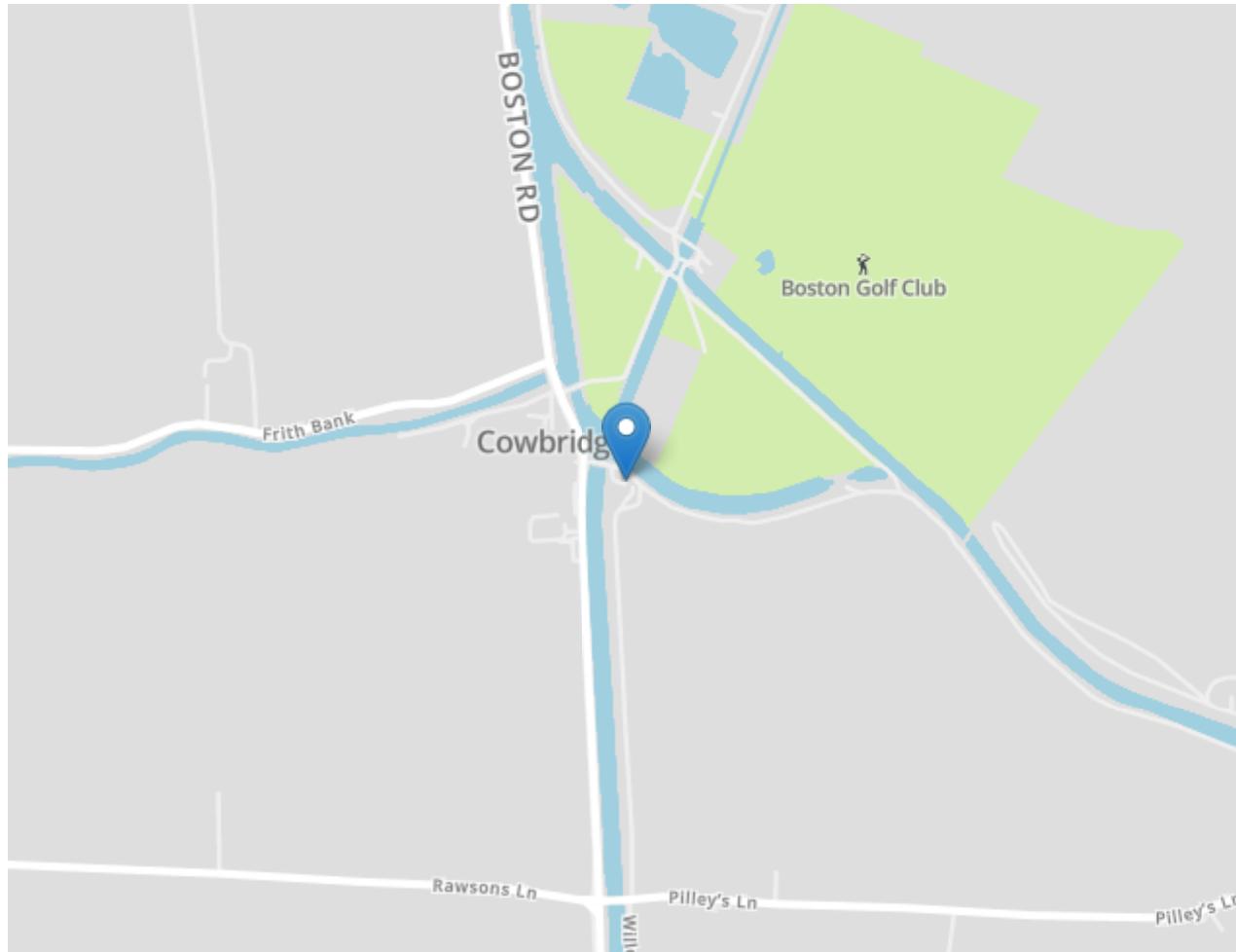
#### AGENT'S NOTES

Sharman Burgess have not tested any equipment or central heating which is included within the sale. Purchasers are advised to satisfy themselves as to working order and/or condition. These sales particulars are intended for guidance only and do not constitute part of an offer or contract. Details and statements should not be relied upon as representations of fact, and prospective purchasers are advised to satisfy themselves by inspection or otherwise as to the correctness of each and every item.

Sharman Burgess provide a range of optional services to buyers and sellers. If you require help arranging finance, we can refer you to our in-house mortgage specialists, Yellow Financial services Ltd.

Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority. If you choose to instruct Yellow Financial Services as a result of a referral from us, we may receive a fixed fee of £150.

If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.



**SHARMAN BURGESS**



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<span style="background-color: green; color: white; padding: 2px;">A</span>	89
(81-91)	<span style="background-color: green; color: white; padding: 2px;">B</span>	
(69-80)	<span style="background-color: green; color: white; padding: 2px;">C</span>	
(55-68)	<span style="background-color: yellow; color: black; padding: 2px;">D</span>	67
(39-54)	<span style="background-color: orange; color: black; padding: 2px;">E</span>	
(21-38)	<span style="background-color: red; color: black; padding: 2px;">F</span>	
(1-20)	<span style="background-color: red; color: black; padding: 2px;">G</span>	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		