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Chartered Surveyors

The Chestnut Horse Inn
Great Kelk, Driffield
YO25 8HN

Public House and Restaurant (now closed)
Living Accommodation
Outbuildings with re-development potential

Rear Parking
In need of complete
refurbishment

Offers In Region
Of: £215,000



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PROPERTY PROFESSIONALS SINCE 1891

**The Chestnut Horse Inn,
Main Street
Great Kelk, Driffield
YO25 8HN**



The Chestnut Horse Inn has been closed for more than two years and prior to closure was a public house and restaurant. The location and layout within the property provides an opportunity for leisure re-use or conversion to residential subject to any necessary planning consents* first being obtained. The property has re-development potential including the detached range of outbuildings.

On the first floor are three bedrooms together with house bathroom. The rear bedroom has the interesting feature of French doors opening onto a flat roof extension which may provide a future opportunity for a roof top terrace. The parking area and gardens are to the rear and include a "secret" garden.

KELK

Kelk is a hamlet situated betwixt the market town of Driffield and the coastal resort of Bridlington and within easy commuting distance of Beverley and the Port and City of Kingston Upon Hull.

The property is in need of some refurbishing and very briefly comprises:

ACCOMMODATION

ENTRANCE LOBBY

With staircase leading off to the first floor.

BAR (Front facing)

15' 1" x 13' 10" (4.62m x 4.23m)
plus former bar area (4.23m x 2.1m)



LOUNGE (Front facing)

18' 0" x 12' 5" (5.49m x 3.81m)



DINING ROOM (Side facing)

17' 3" x 14' 7" (5.26m x 4.46m)



KITCHEN (Side aspect)

15' 7" x 15' 0" (4.75m x 4.58m)

FORMER BARREL ROOM

INNER HALL

With further vestibule to the exterior.

BOILER ROOM

SEPARATE LADIES/GENTS TOILET

FIRST FLOOR

LANDING

BEDROOM 1

14' 3" x 11' 2" (4.36m x 3.41m)

BEDROOM 2

14' 7" x 10' 4" (4.46m x 3.15m)

BEDROOM 3

12' 7" x 11' 4" (3.86m x 3.46m)

BATHROOM

OUTSIDE AND GARDEN

Vehicular access from Main Street is situated between the Inn and its outbuildings with parking area adjoining both. The range of brick and tile outhouses may have potential for re-development for commercial, leisure or residential uses subject to any necessary consents first being obtained. To the rear is a "secret" garden which is in need of some restoration.



CENTRAL HEATING

An oil fired central heating system has previously been installed in the property, however, it is not known whether this is currently functional.

TENURE

Freehold.

COUNCIL TAX BAND

RATEABLE VALUE

The rateable value of the public house and premises is £1,650.00.

ENERGY PERFORMANCE CERTIFICATE

We await information relating to the existing EPC (if available) for the property.

SERVICES

Mains water and electricity are connected to the property. Private drainage.

NOTE

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

Floor plans are for illustrative purposes only.

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VIEWING

Strictly by appointment (01377) 253456

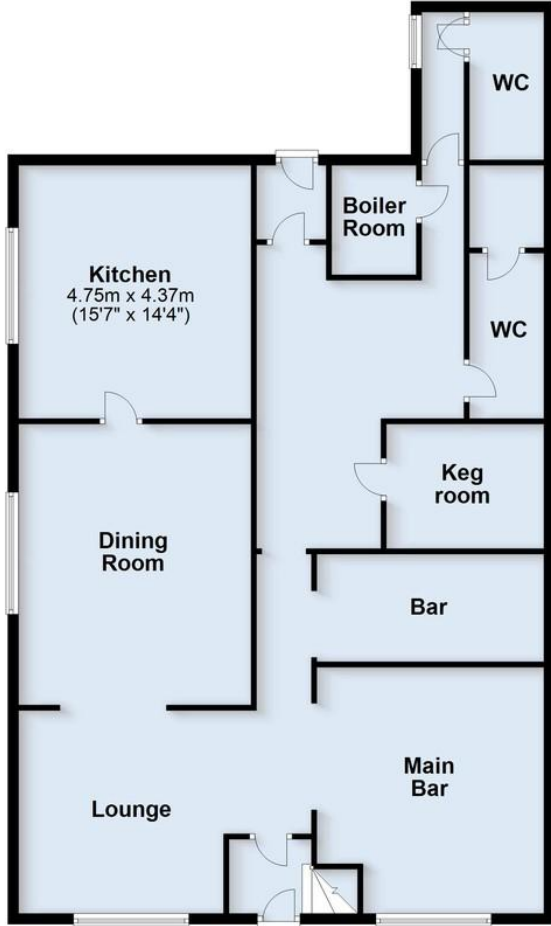
* Interested parties wishing to convert to residential use should make direct enquiries to East Riding of Yorkshire Council before viewing.

Regulated by RICS

Approximately

(from EPC calculation, this may exclude conservatories)

Ground Floor



First Floor



