



## Eagles Guest House

552a Newark Road, North Hykeham, Lincoln, LN6 9NG

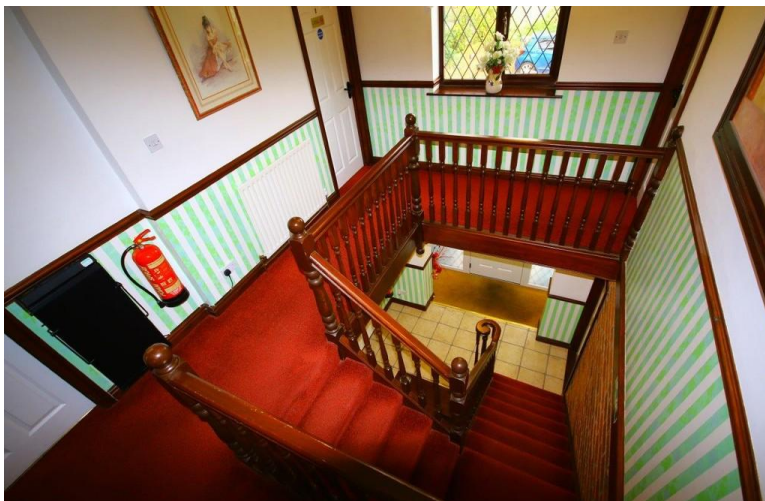
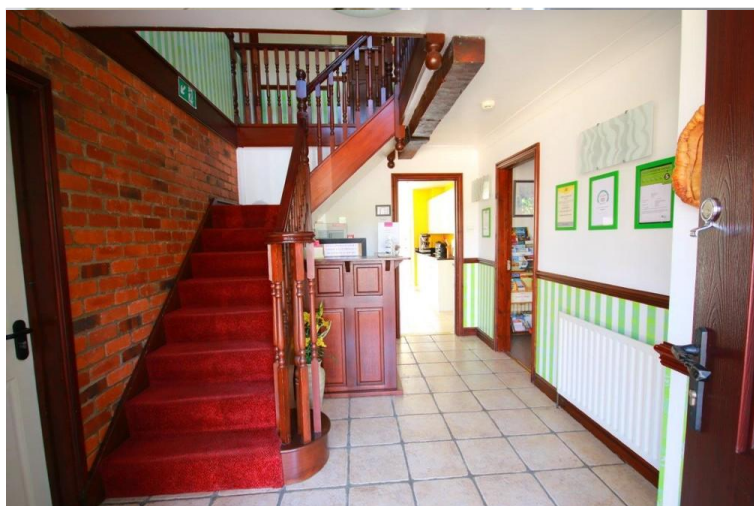
**Price £725,000**

We are delighted to bring to the market owing to retirement, this exceptionally well-appointed and refurbished property, incorporating a thriving AA Awarded 4 Star Silver Guest House business, which offers six en-suite letting bedrooms, together with well-appointed and generously proportioned two bedroomed owner's living accommodation, which includes a large, modern fitted kitchen, two reception rooms and bathroom/WC, together with a utility room. The Guest House accommodation also provides for a well-presented dining room, capable of accommodating up to 14 covers. The property has ample car parking to the front, delightful courtyard gardens to the rear and a range of outbuildings. A particular feature of this property is the energy saving and environmentally friendly initiatives that have been introduced, including a wood pellet heating system, photovoltaic panels generating off-grid electricity, solar panels generating hot water, rainwater harvesting and an electrical vehicle charging point.





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**LOCATION**

Eagles Guest House is prominently located on Newark Road (A1434), which provides a direct link between the Cathedral City of Lincoln and the A46 Lincoln Bypass, making the property easy to find for visitors, yet convenient for all that Lincoln has to offer. Lincoln is a vibrant cathedral city, being the administrative and major shopping centre for the County of Lincolnshire. The urban population is 130,000 residents and a total catchment population of 544,000. It is also famed for its growing University with over 15,000 students living within the city.

**ACCOMMODATION** (To include the majority of fixtures and fittings)

The fully refurbished and beautifully presented living accommodation briefly comprises:

GROUND FLOOR:

ENTRANCE HALL

RESIDENT'S DINING ROOM

With gas fired wood-burning stove (disconnected) and uPVC double glazed bay window to the front elevation.





## ROOM 5

A recently refurbished double bedroom with en-suite shower room/WC.

Also at ground level is a large open-plan well-equipped fully fitted kitchen, an adjacent utility room/laundry room and owners' accommodation comprising; two reception rooms, two bedrooms benefitting from a 'Jack and Jill' bathroom together with a separate WC compartment.

Also at ground floor level is a self-contained (separately accessed) family room known as 'ROOM 6' equipped with a double and single bed, uPVC double glazing and a recently fitted en-suite shower room/WC.

## FIRST FLOOR

### STAIRS/LANDING

With airing cupboard and storage cupboard off.

ROOM 1 (to the rear), currently equipped with three single beds and an en-suite shower room/WC.

### ROOM 4 (to the rear)

A well-presented double bedroom with en-suite shower room/WC.

### ROOM 2 (to the front)

A twin room with en-suite shower room/WC.

### ROOM 3 (to the front)

A single en-suite bedroom.



## OUTSIDE

The property has a large gravelled frontage, providing off-road parking space for up to 7 vehicles and in addition, there is an electric vehicle charging point available to use by guests (for an additional charge). To the rear is a delightful courtyard garden incorporating a summerhouse and most useful workshop/man cave. The rear garden also benefits from a raised fishpond.

Further outbuildings include a secure cycle store, a wood pellet store and boiler house.

## **SERVICES**

Mains drainage, gas, electricity and water are all connected to the property. A wood pellet central heating system is installed serving radiators throughout the living accommodation. Photovoltaic panels generate off-grid electricity and solar panels generate hot water. There is also a rainwater harvesting system. All such energy saving measures generate income via the 'Domestic Renewable Heat Incentive', which effectively results in zero running costs. The benefits of all energy saving measures, as referred to above, are transferrable to the Purchaser.

EPC Rating - C

Council Tax Band - B

## **TENURE**

The property is being sold on a Freehold basis.





## BUSINESS RATES

Rateable Value - £4,250

Small Business Multiplier (2021/2022) 49.9p in the £.  
The property may qualify for small business rates relief.

Prospective tenants should make their own enquiries regarding Small Business Rates Relief.

## VAT

VAT may be applicable.

## VIEWINGS

By prior appointment through Mundys.

## NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

## GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

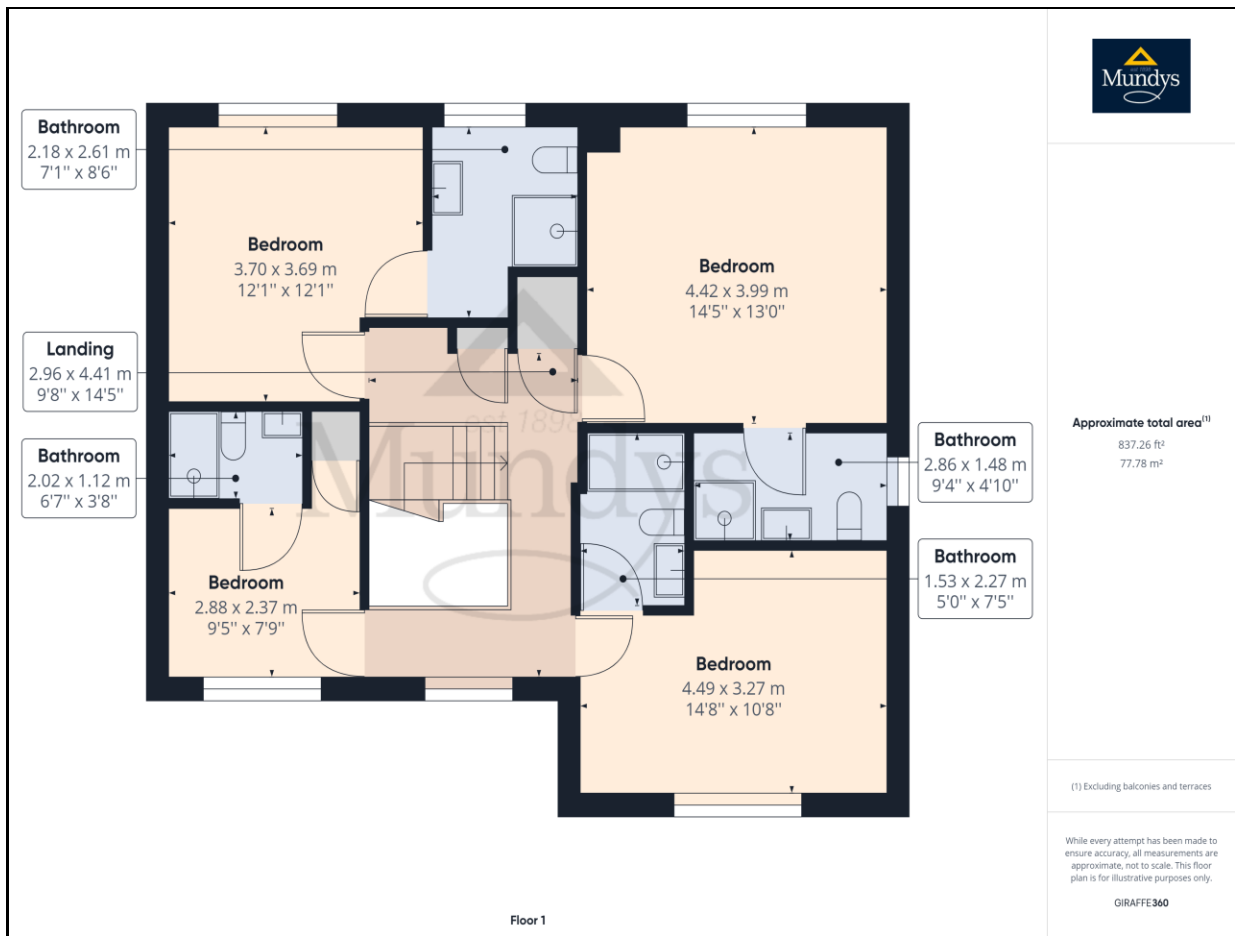
1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

