



***28 West Street,  
Horncastle, LN9 5JF  
Asking Price Of £250,000***



- Formerly Known as 'The Crown'
- In Need of Restoration
- 4 Bedrooms (1 En-suite)
- Range of Outbuildings With Planning
- Large Rear Car-Parking
- Offers Great Scope & Potential

An Exciting Development Opportunity – Spacious Period Property with Planning Potential - Offered to the market is this substantial and characterful period property, formerly known as The Crown public house. Boasting generous internal space and rich with original features, the property presents an exceptional opportunity for conversion into a large family home (subject to the necessary permissions).



**Woodhall Spa - 01526 353185**  
**[www.waltersestateagents.co.uk](http://www.waltersestateagents.co.uk)**







To the rear, a sizeable car park provides ample off-road parking and benefits from rights of access. Additionally, there is a range of outbuildings located within the car park area, which currently hold outline planning permission for conversion to residential use-ideal for further development.

ENTRANCE PORCH Off West Street.

LOUNGE/BAR 33' 0" x 29' 0" (10.06m x 8.84m) A large and spacious room with feature fireplace and bar area.

LARGE STORE ROOM 12' 3" x 10' 0" (3.73m x 3.05m)  
With access to the bar and lounge areas.

REAR ENTRANCE PORCH With doors to inner hallway.

KITCHEN 16' 3" x 13' 9" (4.95m x 4.19m)

LARGE STORE ROOM OFF 6' 0" x 5' 11" (1.83m x 1.8m)

TOILETS Situated off the rear entrance hall.

INNER HALLWAY With staircase leading to the first floor.



FIRST FLOOR LANDING AREA 15' 6" x 12' 3" (4.72m x 3.73m)

BEDROOM ONE 16' 6" x 13' 1" (5.03m x 3.99m)

BEDROOM TWO 15' 0" x 11' 1" (4.57m x 3.38m) With EN-SUITE SHOWER ROOM and WC.

BEDROOM THREE 8' 8" x 8' 0" (2.64m x 2.44m)

BEDROOM FOUR 17' 0" x 7' 4" (5.18m x 2.24m)

INNER LANDING AREA 9' 0" x 6' 10" (2.74m x 2.08m)

BATHROOM 15' 6" x 9' 11" (4.72m x 3.02m) Having free-standing bath, shower, hand basin and low level WC.

OUTSIDE Access to the side leads to the large CAR PARKING AREA with range of OUTBUILDINGS which currently have outline planning permission which is valid until September 2026 for two, 2 bedroom cottage style developments.

OUTGOINGS - The property is situated within the East Lindsey District Council.

POSSESSION - Vacant possession will be given on completion.

VIEWING - Strictly and only by prior appointment to be made through the Sole Selling Agent - Walters.

FIXTURES AND FITTINGS - All those detailed are included in the sale.





Floor plans are to show layout only and not drawn to scale.

**MONEY LAUNDERING REGULATIONS:** Under the Money Laundering Rules 2007, The Proceeds of Crime Act 2002 and The Terrorism Act 2000 the Agent is legally obliged to verify the identity of the Client through sight of legally recognised photographic identification (e.g. passport, photographic drivers licence) and documentary proof of address

**BUILDING MEASUREMENTS:** All building measurements have been taken in accordance with the RICS code of measuring practice

**DISCLAIMER:** Walter's- have not tested any apparatus, equipment, fixtures, fittings or services so cannot verify that they are in working order. The purchaser is advised to obtain verification from their Solicitor or Surveyor. Where internal photographs are shown, they are to portray the layout. Please check to confirm if items are included in the purchase price.

EPC GRAPH TO FOLLOW

**MISREPRESENTATION ACT 1967 NOTICE:** Whilst every care is taken to ensure the accuracy of these particulars, -Walter's-, for themselves and for the vendors/lessors of this property whose agents are, give notice that: These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of – Walter's- or their client. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Their client does not make or give, and neither –Walter's- nor any person in their employment has any authority to make or give, any representation or warranty in relation to this property.