

A Grade II Listed village pub with period character

2 Fotheringhay Road Nassington, Peterborough, PE8 6QU

Freehold



Bar • Saloon/lounge • Dining room • Toilets • Cellar Kitchen/Breakfast room • Lean to with Walk-in freezer Four Bedroom apartment with bathroom • Attic • Garden Shed

Situation/Location

The village of Nassington sits in a convenient location. surrounded by beautiful countryside, yet close to the A1 and within easy reach of the cathedral city of Peterborough. The village has a local shop, a family butchers, a tea room and a parish church. There is a primary school in the village, while the surrounding villages provide further schooling, with secondary schools available in Peterborough and Stamford, including the independent Stamford Endowed Schools and The Peterborough School. The area is well connected by road, with the A1 just two and a half miles away, while Peterborough's mainline station, 10 miles away, provides regular services to London Kings Cross (50 minutes).

The Property

This beloved Grade II Listed village pub, dating from 1674, has been an institution in the village of Nassington for many years. Popular with locals as well as passing walker and cyclists, the pub has plenty of character, with several period features, ample parking and a beer garden. The pub also has living accommodation in the form of a four-bedroom apartment, which requires modernisation, but provides plenty of potential to become a pleasant and comfortable living space.

The property provides super opportunities for the right buyer, either to takeover the running of the pub, or to convert the property into a spacious and characterful family home. The pub has a splendid L-shaped bar, with a comfortable main lounge, which has exposed stone walls, timber beams and a large open fireplace. There is also a light and airy dining room, with a dual aspect. There are male and female toilets, while the commercial kitchen is fitted with stainless steel surfaces and professional appliances. The upstairs apartment is arranged across the first and second floors, with up to four bedrooms, a bathroom and an attic space.

Outside

The property has a large, tarmacked carpark to the rear, accessed via Church Street, while there is also a south-facing beer garden with paved terracing and an area of lawn, and a private garden which is mostly laid to lawn.

Local authority

East Northamptonshire Council, +44 (0)1832 742000, Band A

Viewing

Strictly by appointment with Savills. Services Mains electricity, water and drainage. Gas supply via Flogas.

Energy performance TBC

Date of Photography & Particulars: March 2021









Black Horse, Fotheringhay Road, Nassington Main House gross internal area = 3,718 sq ft / 345 sq m Shed gross internal area = 161 sq ft / 15 sq m Outbuilding gross internal area = 174 sq ft / 16 sq m Total gross internal area = 4,053 sq ft / 377 sq m

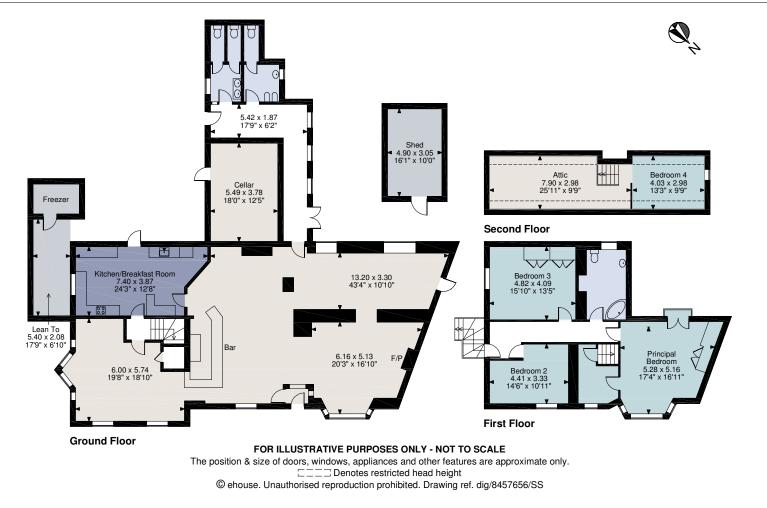


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