



A Grade II Listed village pub with period character

2 Fotheringhay Road Nassington, Peterborough, PE8 6QU

Freehold

savills

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



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
□ □ □ □ Denotes restricted head height
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8457656/SS

For identification only. Not to scale. © March 21

Important notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

