



Numbers 43 & 45 High Street, Morton,
Bourne, Lincs. PE10 0NR

Pygott
& Crone

Will Barker
& Co

Numbers 43 & 45 High Street, Morton, Bourne, Lincs. PE10 0NR

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- A pair of Stone Cottages
- Both being Grade II Listed

- Formerly a Farmhouse and barn
- 1 x 3 bed and 1 x 2 Bed Cottage
- For Sale as a pair (single transaction)
- Historic England listing - 1309025.

- Now with Vacant Possession
- Popular Village, close to Bourne
- Stone Outbuilding (Old Smithy) with development potential STP

£360,000

Location

This pair of grade II listed, Semi-detached, stone cottages are located within the popular village of Morton. The cottages present an attractive development opportunity with some modernization.

Morton is located; 2.5 miles north of the market town of Bourne and 13.5 miles north east of the historic town of Stamford, with links to A1. The Village of Morton has a range of amenities including a co-op food store, pub, takeaways, and Primary School.

The Property

The cottages share a drive and benefit from a large garden to the rear. To the rear a former blacksmith's forge, currently used for as a garage/store. The former blacksmith forge has potential for further redevelopment subject to the relevant planning consent.

43 High Street

Ground floor accommodation comprises a kitchen and lounge, on the first floor having two bedrooms and a family bathroom.

45 High Street

Ground floor accommodation comprises a kitchen/diner and lounge and bathroom, on the first floor having three bedrooms and a W.C.

Attached to 43 High Street are two stores and a W.C.

EPC Ratings – D & D, both cottages are Band D

Contiguous Single Storey Building Plot

Adjacent to the garden, the vendor has obtained planning permission for a single storey building plot with a new access via St John's Close, (SKDC planning Ref S23/0965) which is available by separate negotiation.



Listed Buildings with Historic England reference listing - 1309025

Both properties are grade II listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 for their special architectural or historic interest. The properties are of built with a coursed limestone rubble, concrete tiled roof with stone coped gables, gable stacks and single ridge stack.

Wayleaves, Easement & Rights of Way

The property is sold subject to and with the benefit of all existing rights of way, whether public or private, light support, drainage, water and electricity supplies and all other rights and obligations, easements, quasi-easements, and all wayleaves whether referred to or not in these sales particulars.

Method of Sale

The freehold interest to the property is being offered for sale by Private Treaty.

Plans & Areas

The areas and plans attached to these particulars have been produced in good faith. They are for illustrative purposes only and their accuracy is not guaranteed.

Boundaries

The successful purchaser will be deemed to have full knowledge of all boundaries and neither the vendors nor their agents will be responsible for finding the boundaries for the ownership thereof.

Viewings

Prospective purchasers wishing to view the property should make an appointment through the selling agents.

Those wishing to view the property do so at their own risk.

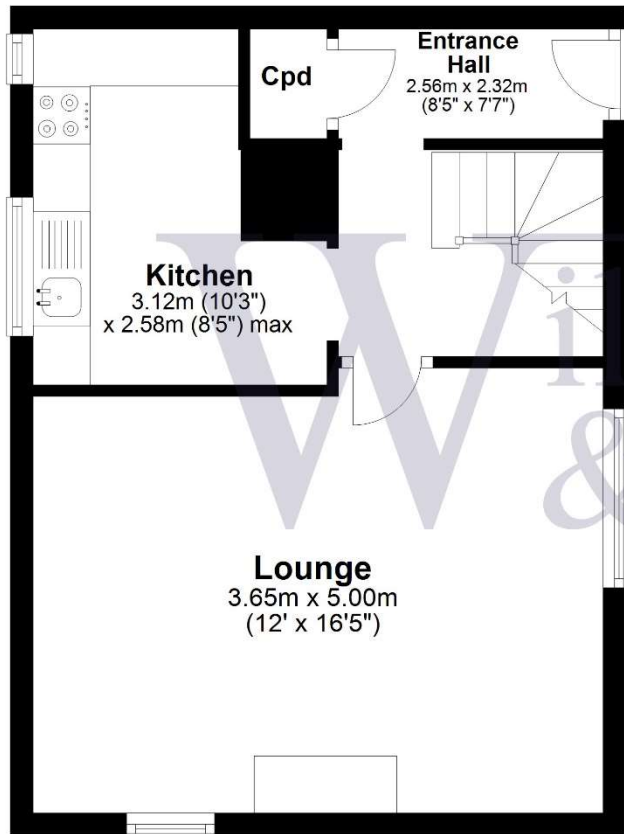




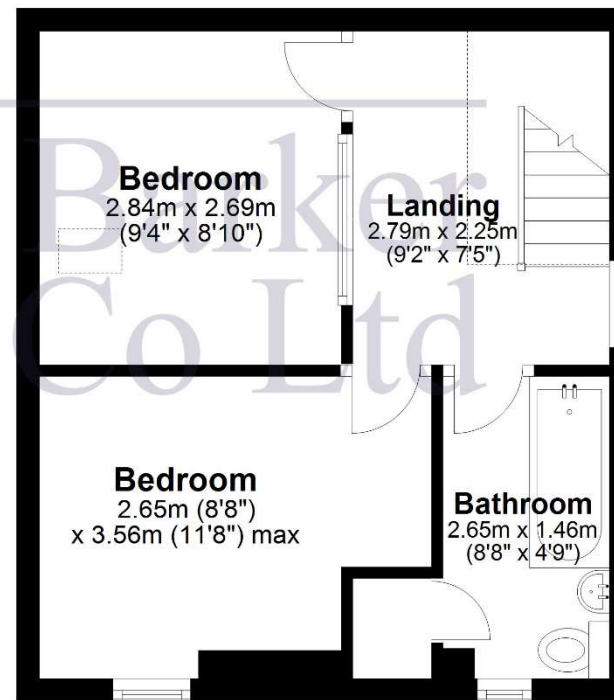


43 High Street

Ground Floor

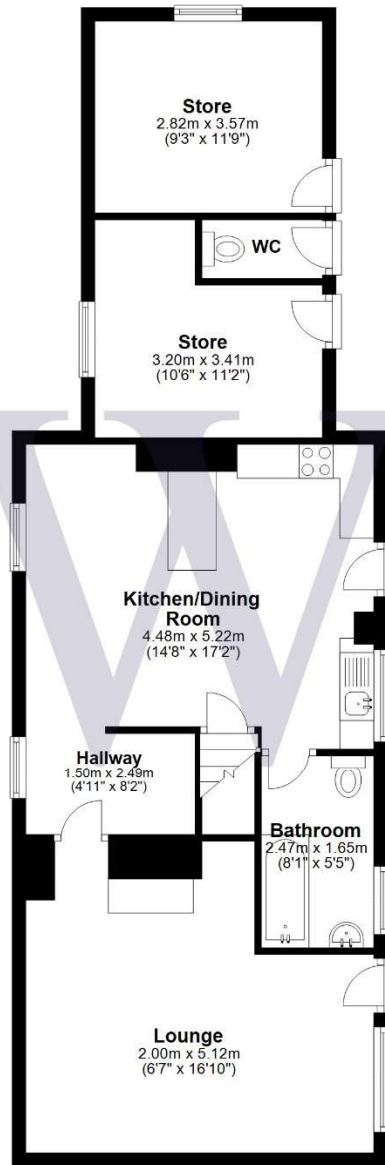


First Floor

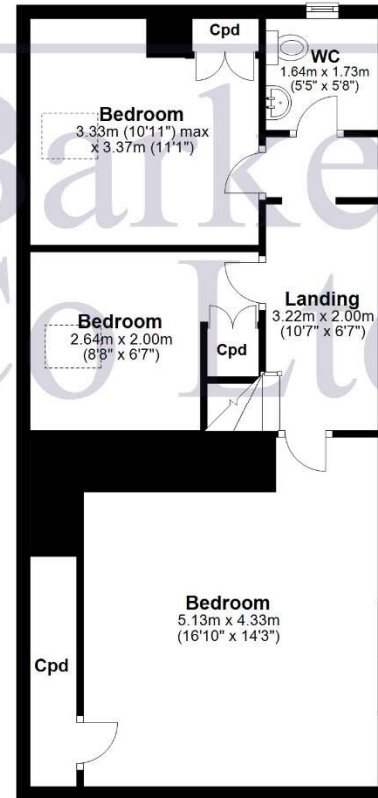


45 High Street

Ground Floor



First Floor





Retained Plot available separately

"Smithy"

HIGH STREET

ST JOHN'S CLOSE

11.3m

TCB

Shelter

The

Hall

Five Bells (PH)

Morton House Barns 33

Morton House 35

32

44

57

65

69

61

51

55

47

43

45

13

9a

9

11a

11

7

1

1

2

3

4

31

29

0m 15m 30m 45m

