



For Sale
Taylor & Co
01234 391099

**The Former Nags Head,
Church Street, Hargrave, Nr Kimbolton**

Taylor & Co
LAND, NEW HOMES & BESPOKE PROPERTIES

The Former Nags Head, Hargrave

Taylor & Co Bespoke Homes are delighted to be instructed in the sale of this stunning former public house in the picturesque Village of Hargrave.

The present owners have done a massive intelligent overhaul of the property and sustained a near finished product which is now ready for its new owner to finish off to their own exacting standards, with the potential to make all three bedrooms ensuite.

Also featuring off road parking and a truly amazing range of original Character features.

In the oak barn extension you have five sets of doors all opening out to the side making it the perfect entertaining space.

The rest of the space has been sympathetically restored to provide a myriad of layouts. So making this the perfect blank canvas for the next owners. The history and provenance remain intact within the property all character features have been kept even the original pub sign is in the extension ready to play its part in the next chapter of this houses life.



Grade II Listed Thatched former Public House.

Full Planning Permission for conversion to Residential property with domestic workshop - North Northamptonshire Council Planning Reference No: NE/21/00616/FUL.

Structurally complete, but requiring internal renovation.

Underfloor heating throughout.

Wood Burner in kitchen with feature surround.

Off Road parking.

Large Oak Barn extension with vaulted ceilings and exposed beams.



The Former Nags Head, Hargrave



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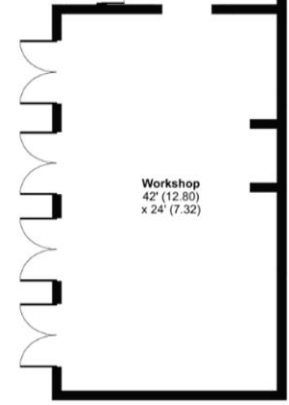
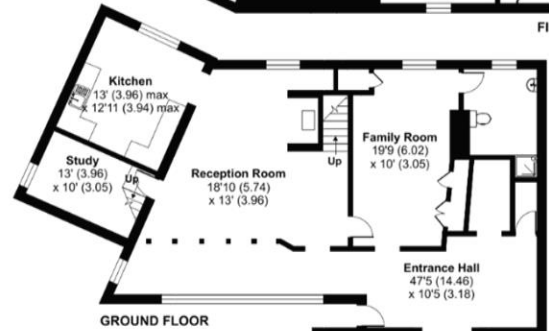
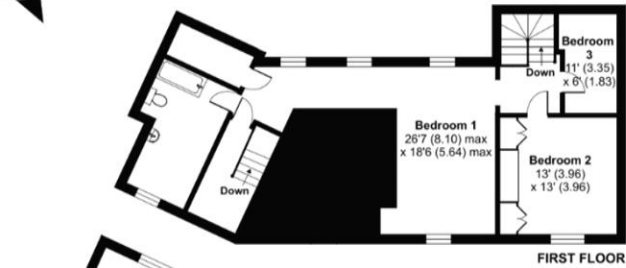
Church Street, Hargrave, NN9

Approximate Area = 2458 sq ft / 228.3 sq m

Workshop = 1005 sq ft / 93.3 sq m

Total = 3463 sq ft / 321.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2022. Produced for Taylor & Co Land and Property Consultants. REF: 863295

Hargrave

Hargrave is attractively situated in unspoilt countryside close to the Northamptonshire, Cambridgeshire and Bedfordshire borders.

In the Village there is a fine Parish Church and the Towns of Kimbolton and Wellingborough lie to the East and West about 4 and 10 miles respectively.

The Village is also well placed for communications with the A14 (A1/M1 link) being approximately 6 miles away.

There is a mainline train service from Wellingborough to London St Pancras (with journey times of around 55 minutes) together with train services from St Neots to Kings Cross (with journey times of around 45 minutes).

There is a wide choice of public schools in the area, including Oundle, Wellingborough, Bedford and Kimbolton and local sporting activities include golf at Wellingborough and Higham Ferrers together with water sports at Grafham and Rutland Waters.

Hargrave is located approximately 5½ miles west of Kimbolton.

Local Authority

North Northamptonshire Council – Tel: 0300 126 3000

Tenure - Freehold

Viewing

By appointment only

Agent

Nick Turner - Taylor & Co – 01234 391099

Important Notice

The Agents for themselves and for the Seller give notice that:

All statements contained in these particulars as to the land are made without responsibility on the part of the Agents or their Seller for any error or omission whatsoever.

None of the statements contained in these particulars are to be relied on as a statement or representation of the fact or as any part of the contractual description of the property.

Any intending Purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

The Seller does not make or give, and neither Agents nor any person in their employment have any authority to make or give any representation or warranty whatsoever in relation to the property.

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