



1 Principal House South End, Boston, PE21 6JX
By auction £40,000

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Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £45,000

The flat, located in Principal House (formerly Old School House), has the appeal of a period home with potential for modernisation. The property is Grade 2 listed.

Key features include:

Historical Character: Dating back to 1827, with architectural updates in the late 19th and 20th centuries, the flat features Gault brick in Flemish bond, Westmorland slate roof, and stone coped gables, adding to its heritage appeal.

Spacious Layout: The property boasts a large lounge with a marble fireplace, and large sash windows—an iconic feature of period homes—offering a bright and airy feel.

Traditional Features: Original elements such as two fireplaces (in the lounge and bedroom) and sash windows in both the lounge and bedroom, maintain the flat's historic charm.

Rooms Overview:

Lounge: A central feature with a marble fireplace, large sash window, and access to the kitchen and bedroom.

Kitchen: Includes fitted wall and base units, but would likely benefit from modernization.

Bedroom: Spacious, featuring two fitted cupboards, a large sash window, and a fireplace, with access to the bathroom.

Bathroom: Contains the essentials—a sink, toilet, and bath—and offers ample space for modern upgrades.

Modernization Opportunity: The flat requires updating throughout, offering the potential to modernize while preserving its historic charm, making it an ideal investment or a great property for a first-time buyer.

This flat holds great potential, blending historical architecture with the opportunity to create a modern living space.



Entrance

7'6" x 4'11" (2.29 x 1.52)

Access to the flat is via the main door. Stone floor.
Shared entrance with flat 2.

Lounge

14'8" x 15'8" (4.49 x 4.78)

Large lounge, offering ample space for a comfortable and comfy area. The sash window allows the room to be nice and bright, would make a perfect spot to sit at a table for meals. Marble Fireplace

Kitchen

9'0" x 5'0" (2.76 x 1.53)

Fitted kitchen, range of wall and base units

Bedroom

10'0" x 13'5" (3.06 x 4.11)

Whatever your bed size you have it will fit in this spacious bedroom. The bedroom has two built in cupboards, one either side of the fireplace. Large sash window. Access to bathroom

Bathroom

6'11" x 8'7" (2.13 x 2.64)

Bathroom comprises of a bath, sink and toilet









Approximate total area⁽¹⁾
504.07 ft²
46.83 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	82

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	