



Pyle House, 136-137 Pyle St, Newport PO30 1JW



*A unique opportunity to acquire an impressive Grade II listed freehold town house which is currently being used as an office, and offers significant potential for other uses*

VIEWING:

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Available to the market for the first time in decades, Pyle House is a fine and significant town centre property, which was originally built as a wealthy gentleman's residence and in recent years been used as headquarters for a professional service business as their busy premises.

The property benefits from a south facing aspect with an abundance of period features throughout, including original staircase, panelled drawing room, impressive cornices, and a feature fireplace (untested). By way of a long-term agreement there is parking for three cars which is located a short walk from the property. There is a rear garden just behind the kitchen.

The property briefly comprises a hallway leading to a large south facing drawing room/meeting room which would make stunning living accommodation. A further large room, which is currently being used as a reception and benefits from a south facing aspect and leads through to a rear office with a staff kitchen to the side. A door leads through to the courtyard garden at the rear of the property, which is predominantly enclosed by a wall.

The first floor has three large rooms, all of which enjoy large windows with good aspects. There is a w/c located just off the landing and plenty of built-in storage. The second floor comprises of three further rooms, all of which have windows, two of the rooms are south facing. There is a storage lobby between the two main rooms on the second floor.

On the eastern end of the property is a very useful 'store' room which has doors at either end giving access through into the rear garden. A door from the pavement enables direct access into this room.





#### **PLANNING**

The property would lend itself to being converted to a house or divided for residential use subject to obtaining the necessary consents. We are in receipt of a recent planning report from an RTPI Chartered Town Planner, in relation to a change of use for residential purposes. Please contact our offices for a copy of this.

#### **TENURE**

Freehold. Three car parking spaces held on an agreement in perpetuity.

#### **SERVICES**

Mains: water, gas, drainage, and water serve the property

**VIEWINGS** All viewings will be strictly by prior arrangement with the joint selling agents:

#### **SCOTCHER & CO**

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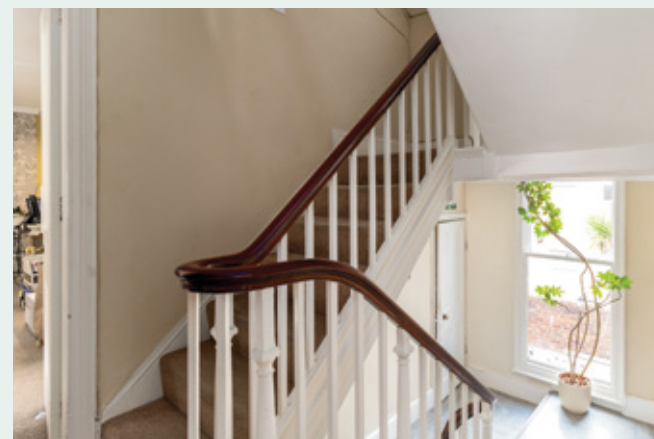
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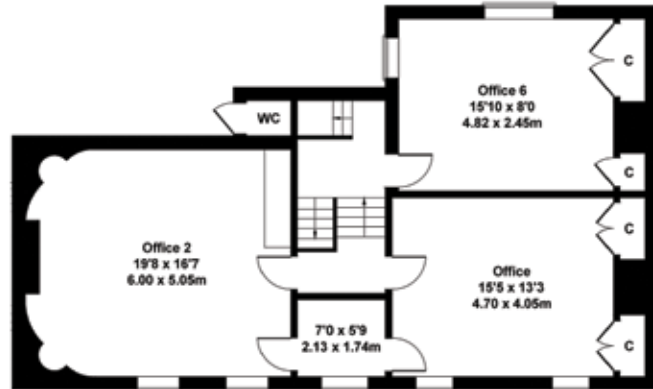
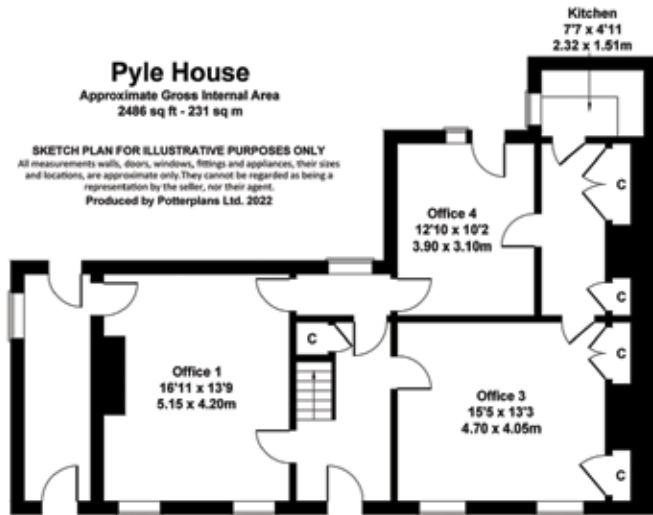
#### **SPENCE WILLARD**

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