



Salisburys

1 Bedford Street, Bere Alston, Yelverton, PL20 7DF

Guide Price £475,000

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- Imposing family home with Income/Lifestyle Opportunity
- Three standout opportunities for income
- Great potential to earn a living
- Three bedrooms
- Versatile rear courtyard
- Self contained one bedroom annex
- Character features
- Walled front gardens with views
- Additional large outbuilding for storage
- Situated close to local amenities with Doctors, Village Stores and Train Station



This is a unique opportunity to acquire a substantial detached family home with the potential to re-establish a business on-site. Upon first impression, Bedford House presents itself as a spacious, character-filled period home situated in a commanding location within the popular village of Bere Alston.

What sets this property apart is its potential to recreate a coffee shop or bistro, as it comes equipped with a fully fitted commercial kitchen and a dining area already set up for a fresh business venture. Additionally, the property is adjacent to the Tap Hill takeaway, offering further business prospects.

A significant bonus is the self-contained one-bedroom annexe located in the rear courtyard, which can serve as an outdoor entertaining space for the main house or be utilised as part of the business operation. This exciting opportunity allows you to



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

