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Full Description

Converted Wool mill which dates back to C1850 and is currently being utilised as a printing/design workshop on the ground floor with a spacious three bedroomed apartment enjoying far reaching views to the first floor. This spacious property is approx 2726 sq ft and would be ideal for those looking for a commercial premises, HMO or for those who work from home subject to the necessary consents. The accommodation briefly comprises: Two spacious workshops to the ground floor, office, W.C., and shower room. To the first floor there is a spacious three bedrooms apartment which comprises: 36ft lounge with dining space and an open plan kitchen, three bedrooms (two with mezzanine areas) and shower room. Externally there is private parking to the front and a narrow piece of land to the side elevation.

GROUND FLOOR

ENTRANCE HALL

An external door leads into the entrance hall which has a staircase leading to the first floor apartment and a door leads into the first workshop.

WORKSHOP/GARAGE

29' 4" x 17' 2" (8.94m x 5.23m)

WORKSHOP

30' 7" x 17' 2" (9.32m x 5.23m)

This second spacious workshop has doors leading to a W.C. and office.

OFFICE

11' 9" x 11' 0" (3.58m x 3.35m)

Featuring built-in storage cupboards and a door leading to a shower room.

SHOWER ROOM

6' 8" x 5' 7" (2.03m x 1.7m)

Fitted with a three piece suite which comprises of a corner shower cubide, wash basin and W.C. inset spotlights to the ceiling and an extractor fan.

W.C.

Fitted with a wash basin and W.C.

FIRST FLOOR

An external door leads into the spacious three bedroomed apartment which enjoys far reaching views and stunning original features

ENTRANCE HALL

With oak flooring and doors leading to the impressive lounge/ kitchen, three bedrooms and shower room.

LOUNGE/DINING & KITCHEN

36' 3" x 17' 4" (11.05m x 5.28m)

This magnificent space boasts a wealth of charm and character and features including exposed brick walls, oak flooring, beams to the ceiling and eight windows allowing an abundance of natural light and giving far reaching views.

The kitchen area features an island incorporating an electric oven, five ring gas hob and breakfast bar seating. There are a range of wall and base units with complementary granite worksurfaces, two circular stainless steel inset sinks with a mixer tap, space for a fridge/freezer and a useful built-in storage cupboard with plumbing to a washing machine.



BEDROOM ONE

17' 2" x 13' 11" (5.23m x 4.24m)

Spacious double room which incorporates a spectacular original pulley system, exposed beams to the ceiling and a useful store room which measures 8'10" x 4'11".

BEDROOM TWO

8' 0" x 6' 10" (2.44m x 2.08m)

A ladder leads up to a mezzanine area which measures 8'5" x 6'9".

BEDROOM THREE

8' 4" x 6' 9" (2.54m x 2.06m)

A ladder leads up to a mezzanine area which measures 6'6" x 6'3".

SHOWER ROOM

8' 11" x 4' 11" (2.72m x 1.5m)

Fitted with a three piece modern white suite which comprises of a walk-in shower endosure, wash basin inset into a vanity unit and W.C. Feature exposed brick wall, tiled flooring, and a chrome heated towel radiator.

EXTERIOR

Externally there is private parking to the front and a narrow piece of land to the side elevation.

ADDITIONAL INFORMATION

Tenure - Freehold

Council tax band - B

