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**51/52 HIGH STREET**

Farndon, Cheshire, CH3 6PU

**Rickitt**  
Partnership

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## Unique double fronted lifestyle property in Farndon Village

A stunning blend of contemporary living and commercial space, (capable of being sub-let if required), all in a much sought-after village location

### Description

Situated in the heart of Farndon Village on a prominent position on the High Street, this double fronted property offers a unique blend of residential and commercial usage. The commercial element, formerly (Dawsons DIY) comprises three good size showrooms/offices with W/C. The vendor runs an interiors business therefrom which designs and fits kitchens, bedrooms and bathrooms. The residential part, offers stunning open plan sitting/dining room/kitchen. Upstairs there are three large double bedrooms, with dressing room and en-suite to the main bedroom and a separate bathroom. Outside, the front provides off road parking for several vehicles, to the rear, an enclosed courtyard, an outbuilding and a roof garden and rear access.

### Entrance Hall

Built in small cupboard. Radiator.

### Room One

Floor to near ceiling large bay window to front. Two wall mounted radiators. Part tiled floor area.

### Room Two

Two radiators. Fire door to rear. Built in cupboards with space for washing machine and dryer.





### **Shower Room**

Walk in shower, low level WC and hand wash basin with mixer tap and vanity unit below. Part tiled walls. Wall mounted heated towel rail. Tiled floor.

### **Room Three**

Floor to near ceiling large bay window to front. Fitted double cupboard. Wall mounted radiator. Open to-

### **Sitting Area**

Wall mounted modern gas fire. Open staircase to first floor. Wall mounted radiators.

### **Dining Area**

Skylight. Double glazed French doors and window to each side to rear. Two wall mounted radiators.

### **Kitchen**

Range of wall and base units with granite work surface above with inset sink unit with mixer tap. Built in Bosch electric oven and Bosch microwave. Smeg five ring gas hob with granite splash back and Whirlpool extractor above. Integrated dishwasher, fridge and freezer. Breakfast bar with granite work surface. Double glazed window to rear. Tiled floor.

### **First Floor Landing**

Part glazed roof area. Radiator.

### **Bedroom One**

Double glazed window to front. Radiator.

### **Dressing Room**

Skylight. Hanging space to side. Leading to:

### **En Suite Shower Room**

Walk in shower, low level WC and hand wash basin with mixer tap. Tiled walls. Wall mounted heated towel rail. Tiled floor.





### **Bedroom Two**

Double glazed window to front. Two radiators.

### **Bedroom Three**

Double glazed French doors to roof terrace. Access to loft. Built in cupboard. Radiator.

### **Bathroom**

Bath with shower above, low level WC and hand wash basin with mixer tap and vanity unit below. Part tiled walls. Double glazed window to front. Wall mounted heated towel rail. Access to loft.

### **Outside**

At the front of the property is off road parking for several vehicles, with steps leading to the front door. At the rear, there is a private enclosed courtyard-style garden with 2 main terraced areas. Access to the rear is from either the house or a rear gate. There is an outbuilding, which has a double glazed patio doors to front. Power and light. There is a further raised roof terrace garden with views to the rear directly off one of the bedrooms.

### **Business**

The vendor operates an interior design business from the property, specializing in plantation style shutters, kitchen and bathroom design and fitting. The business is available for purchase separately if required.

### **EPC**

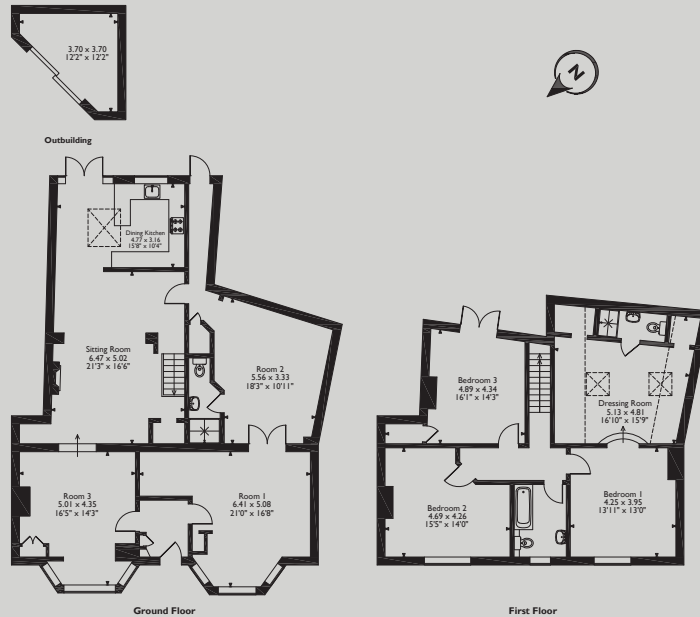
The residential side of the property is EPC C. The commercial side of the property is EPC B.





# Floorplans

Approximate Gross Internal Area  
Main House = 212 sqm/2280 sqft  
Outbuilding = 9 sqm/100 sqft  
For identification purpose only. Not to scale.



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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