



FRANCIS LOUIS

Residential



High Street, Cullompton, EX15 1AB

Price Guide £250,000







# High Street Cullompton, EX15 1AB

## Prime Mixed-Use Development Opportunity in the Heart of Cullompton

An exceptional investment and development opportunity—this stunning late Victorian property offers full planning permission for conversion into a stylish ground-floor office space with a four-bedroom maisonette above. With garages and parking to the rear, we feel the ground floor could be converted into a two-bedroom apartment (STP), further enhancing the property's value and versatility.

Arranged over three floors, this substantial period building boasts impressive proportions, high ceilings, and elegant architectural details. The planned conversion will transform this space into a modern mixed-use property, ideal for business use, rental investment, or a live-work setup.

On the ground floor, a welcoming entrance hallway leads to two grand office rooms, each with large windows overlooking the High Street, allowing for plenty of natural light. Further along, there is an office kitchen, an adjoining storage room, and a separate W/C. There is also potential to convert this space into a two-bedroom apartment (STP), providing further flexibility and investment appeal.

The first and second floors, currently used as storage rooms, have approved planning permission to be transformed into a stylish and modern self-contained maisonette. The design includes a spacious open-plan kitchen and dining area, a separate living room, four generously sized bedrooms, two of which feature their own private en-suite shower rooms, and a further main bathroom. Every room enjoys an elevated view over either Cullompton's High Street or the surrounding countryside. The high ceilings and well-proportioned rooms retain the charm and character expected from a property of this era.

Externally, the property benefits from garages and parking to the rear, an increasingly rare find in such a central location. There is also scope for additional development (STP), including the potential conversion of outbuildings.

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### A Unique Investment & Development Prospect

An exceptional opportunity to acquire a stunning late Victorian property with full planning permission for conversion into a stylish ground-floor office space and a four-bedroom maisonette above. Ideally positioned in the heart of Cullompton, this property boasts period charm, high ceilings, and elegant architectural details, making it an attractive prospect for investors, business owners, or those seeking a live-work setup.

### Property Highlights

**Mixed-Use Potential:** Full planning permission for a ground-floor office and an upper-level residential maisonette.

**Possible Two-Bedroom Apartment Conversion (STP):** Opportunity to convert the ground floor into a two-bedroom apartment, enhancing its value and flexibility.

**Spacious Layout:** Arranged over three floors with generous proportions and natural light.

**High Ceilings & Period Features:** Retaining the character and charm of the Victorian era.

**Garages & Private Parking:** A rare benefit in a central location.

**Scope for Additional Development (STP):** Potential conversion of outbuildings.

**Detailed Accommodation**





Ground Floor (Office Space or Residential Conversion)  
Grand Entrance Hallway with period detailing.

Two Spacious Office Rooms with large windows overlooking the High Street, ensuring plenty of natural light.

Office Kitchen & Storage Room for added convenience.

Separate W/C.

Potential Alternative Use: This floor could be converted into a two-bedroom apartment, further increasing its appeal and investment potential (subject to planning permission).

First & Second Floors (Approved Residential Maison)  
Spacious Open-Plan Kitchen & Dining Area ideal for modern living.

Separate Living Room with elevated views.

Four Generously Sized Bedrooms, two featuring en-suite shower rooms.

Main Family Bathroom.

High Ceilings & Large Windows that enhance the sense of space and light.

#### External Features

Garages & Private Parking at the rear—an invaluable asset in the town center.

Outbuildings with Development Potential (STP).

Central High Street Location, offering easy access to local amenities, transport links, and business opportunities.

#### Investment & Business Potential

This property presents an excellent opportunity for a variety of uses, including:

Commercial Investment – Ideal for office rental or business premises.

Residential Letting – Strong demand for rental properties in the area.

Live-Work Setup – Perfect for professionals or entrepreneurs seeking an integrated space.

Future Development Potential – Additional scope for conversion or expansion (STP).







Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Francis Louis Sales Office on 01392 243077 if you wish to arrange a viewing appointment for this property or require further information.

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