



148-150 Long Street Easingwold
Easingwold, YO61 3JA
Guide Price £440,000

A FANTASTIC AND UNIQUE OPPORTUNITY TO TRANSFORM THIS PROPERTY INTO A COMBINED LIVING AND WORKING SPACE OR SINGLE RESIDENTIAL DWELLING. OCCUPYING A PROMINENT POSITION IN THE HEART OF EASINGWOLD FRONTING LONG STREET, IT IS CURRENTLY TRADING AS A SUCCESSFUL INTERIOR DESIGN SHOWROOM WITH AMPLE OFFICE AND OUTDOOR SPACE. UPSTAIRS YOU'LL FIND A BEAUTIFULLY FURNISHED TWO BEDROOM APARTMENT WITH WELL EQUIPPED KITCHEN, BALCONY OVER-LOOKING THE COURTYARD, FAMILY BATHROOM, WETROOM AND COSY LOUNGE. ALSO TO THE REAR THERE IS A RANGE OF OUTBUILDINGS AND GARAGES PRIMED FOR DEVELOPMENT. THE CURRENT GROSS INTERNAL AREA OF THE PROPERTY, INCLUDING THE GARAGES AND OUTBUILDINGS, IS APPROXIMATELY 2,668 SQ FT WITH HUGE POTENTIAL TO IMPLEMENT YOUR OWN STAMP OR CONSIDER ALTERNATIVE RECONFIGURATION AND REDEVELOPMENT PROPOSALS, SUBJECT TO THE NECESSARY CONSENTS.

Available due to relocation by the current business owner, this building is a prime opportunity for those looking to develop a standout property in a sought-after location. Viewing is essential to fully appreciate the building's potential and the diverse possibilities it offers for transformation and revitalisation.

Location –Easingwold is a busy Georgian market town offering a wide variety of shops, schools and recreational facilities. There is good road access to principal Yorkshire centres including those of Northallerton, Thirsk, Harrogate, Leeds and York. The town is also by-passed by the A19 for travel further afield.

Showroom, Office, Cloakroom/WC, Utility.

Living Room, Kitchen with Adjoining Balcony, Bedroom 1 with Wetroom/Shower, Bedroom 2 and Family Bathroom.

Whilst to the Rear there are a Wealth of Outbuildings and Two Single Garages.

Located on Long Street Easingwold, the property enjoys a sought after position close to the Marketplace and the A19 making it highly accessible and well-placed for a variety of business or leisure developments.





Ideal for a developer seeking their next project, Winchmore Studio offers limitless residential or commercial opportunities. Whether the plan is to extend the residential dwelling, a retail shop, or a mixed-use development, the potential is extensive. The building's substantial size and prime location make it a particularly attractive investment for those aiming to capitalize on the area's recent growth and popularity.

Accommodation in brief;

Ground Floor:-

Showroom – 25' 7 x 17' 6

Office – 24' 7 x 10' 2

Utility

Cloakroom/WC

First Floor:-

Living Room – 18' 5 x 12' 10

Bedroom 1 – 12' x 9' 90

Ensuite Wet Room

Bedroom 2 – 12' x 9' 9

Family Bathroom

Outside -

Garage 1 – 17' 7 x 8' 11

Garage 2 – 15' 6 x 11' 9

2 Storey Store – 15' 3 x 13' 2

Workshop – 17' 8 x 7' 1

Store 1 – 17' 2 x 7' 11

Store 2 – 11' 9 x 5' 7

Store 3 – 10' 4 x 5' 7

Utility – 7' 9 x 7' 9

Boiler Room

WC

Summer House

Off Street Parking to the Rear

On Street Parking Available

POSTCODE - YO61 3JA

TENURE - Freehold

SERVICES - Mains water, Electricity and Drainage, with Gas Fired Central Heating.

DIRECTIONS - From our central Easingwold office, proceed south along Long Street, whereupon No.148 – 150 is positioned on the left-hand side, identified by the Churchills 'For Sale' board.

VIEWING - Strictly by prior appointment through the selling agents, Churchills of Easingwold Tel: 01347 822800, Email: easingwold@churchillsyork.com



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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