



Ash Close, Swaffham, PE37 7NH

welcome to

Ash Close, Swaffham

>>VERSATILE LIVING - A delightful collection of luxury apartments with a former ground floor business, offered as a freehold, making this is an excellent investment and residential opportunity. Located in the historic heart of Swaffham, this is an opportunity not to be missed.



Accommodation

Stunning brick and flint versatile period properties located in the heart of Swaffham town centre

Print One

A generous, one bedroom contemporary styled ground floor apartment with a glazing entrance to kitchen/breakfast area with fitted kitchen, this is open plan to the living space suitable for a sitting room/dining room, a double bedroom and four piece bathroom.

Kitchen/Breakfast Room - 17'1" x 9'3"

Sitting/Dining Room - 23'4" x 16'11"

Bedroom - 16'11" x 14'6"

Bathroom - 12'10" x 8'10"

Print Two

A stunning one bedroom first floor apartment accessed by a stone staircase to the balcony terrace, large sliding glazed doors lead to open plan living space (fitted kitchen, dining area and sitting room), the double bedroom, four piece bathroom suite and vaulted ceiling.

Balcony Terrace - 21'5" x 9'3"

Open Plan Living Area - 16'4" x 15'1"

Bedroom - 16'4" x 14'7"

Bathroom - 8'3" x 8'3"

Cocoes

This period structure dates back to the late 1700' with a charming front elevation and contemporary rear following an outstanding renovation and re configuration in 2010, carried out to an excellent standard on behalf of the current owners who run a well regarded boutique hotel nearby. The buildings have been latterly used on the ground floor as a retail, interiors and lifestyle store and both above as successful overnight, short stay, luxury, holiday lets. The retail unit is approximately 27.79 sqm in size and features shop floor area, side entrance, w.c and rear storage/kitchen area.

Above the two rooms, known as Cocoes One & Two are accessed via an external stone staircase with

balcony terrace. Inside, they have private access with one located on each floor. Cocoes One, on the first floor, has dressing/seating area, bedroom area with freestanding pewter bath and separate en-suite shower room and a fine view over the historic roof tops of the town to the church. The property would make a suitable investment property for those seeking long-term income from retail or tourism. The owners are prepared to discuss continuation, if desired, of the letting business and some items currently at the property may be available by separate negotiation. Conversion to a single residence is possible, subject to planning permission for change of use. Also, subject to planning it may be possible to convert the retail unit into a further letting property.

Cocoes Measurements

Ground Floor

Retail Area 1 - 20'4" x 11'11"

Retail Area 2 - 9'9" x 7'5"

Kitchen/Storage - 13'3" x 5'3"

W.C - 9'9" x 4'9"

CoCoes One

Baconomy Terrace - 13'3" x 5'5"

Bedroom/Sitting Area - 21'8" x 12'3"

Shower Room - 8'5" x 8'1"

CoCoes Two

Bedroom - 15'3" x 11'11"

Shower Room - 9'2" x 5'0"

directions to this property:

From the William H Brown Swaffham office, you can walk to left hand side onto Ash Close and continue into Stratton's Hotel. Turn right where the property is located.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



view this property online williamhbrown.co.uk/Property/SFM110404



welcome to Ash Close, Swaffham

- Three self contained luxury apartments with a ground floor former retail unit
- Presented in excellent condition
- Versatile accommodation throughout
- Opportunity to continue business use
- Quiet location in the heart of the town

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: Deleted



£450,000

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/SFM110404](https://www.williamhbrown.co.uk/Property/SFM110404)



Property Ref:
SFM110404 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



william h brown



01760 721655



Swaffham@williamhbrown.co.uk



31-33 Market Place, SWAFFHAM, Norfolk, PE37 7LA



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)