



51 High Street,



DESCRIPTION

Thought to date from the early 18th century, the property is Grade II listed for its historical and/or architectural merit. The Georgian proportions have been restored and enhanced by the current owners, who have refurbished the building, replacing an existing extension to the rear with an impressive modern space which opens up to the beautifully landscaped gardens.

Listed building and planning permission remains as part of a substantially started scheme to convert the first floor offices with the addition of an external stair case to a residential apartment (Ref. 06/0182/FUL 06/0186/LBC, dated 17th March 2006).

The retail part of the property has been a successful gallery run by the owners, the business of which is not part of the sale, who have had informal lets on two of the first floor offices.

GROUND FLOOR

Character retail space with large sash windows providing lots of natural light with oak flooring and feature fireplaces to the front and rear spaces. This opens to the modern extension, which provides a contrast with its vaulted ceiling and contemporary glazed end wall with double doors opening on to the garden. There is a WC and a kitchenette on this floor.

FIRST FLOOR

On the first floor are three offices (one with low doorway) and a fitted bathroom off a central landing.

WALLED GARDEN

Wonderfully planned and landscaped by the current owners this beautiful space has a large paved patio with paths flanking established borders and formal planting with mature specimen shrubs. At the end of the garden there is access to the garage.

GARAGE

Access down a lane beside the property, the garage is thought to be a former cart shed.

SERVICES

Mains gas, electric, water and drainage. There are two separate gas fired central heating systems one for the ground floor and another for the first floor.

BUSINESS RATES

The rateable value of the property is calculated at £8,000 plus £1,050 and £820. There are currently no business rates payable.

RESIDENTIAL LETTINGS

If you are considering investing in a Buy To Let or letting another property and require advice on current rents, yields or general lettings information to ensure you comply, please contact a member of our lettings team on 01404 42553.



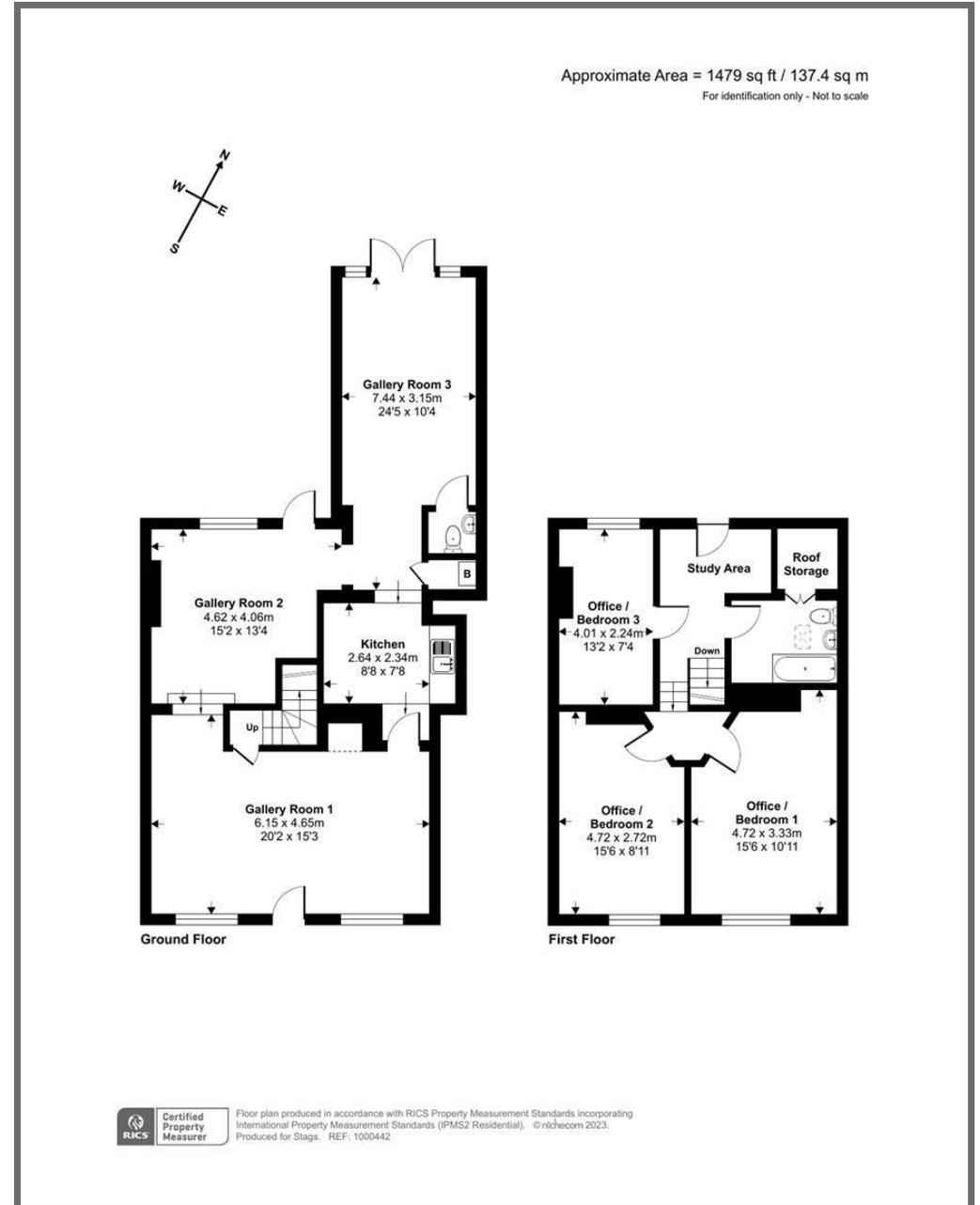
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