



## Highgrove House Holme Road Spaldington DN14 7NA

£795,000

**FREEHOLD**

'Highgrove House' fronts the A614, standing in grounds extending as a whole to approximately 8.5 acres. This unique site offers a fantastic opportunity for someone looking to run a commercial business, having A3 planning consent on the current showroom/workshop already passed, yet offering huge scope and potential for further usage. Externally, there are large grounds, with two entrances, offering extensive parking/turning areas together with various garages and outbuildings. In addition there is a 7.5 acre grass field, which again could be utilised for a variety of uses subject to planning. Highgrove House itself offers well presented, 6 bedroom family accommodation with 4 reception rooms and 3 bathrooms providing ample space for a family wishing to live and work on site.

**EPC: C**





- Excellent Commercial opportunity
- Standing in 8.5 acres as a whole
- Range of garages and outbuildings
- 7.5 acre field
- A3 planning consent on showroom/workshop

#### Entrance Hall

Decorative flooring.

#### Office

Window seat. Timber effect laminate floor. Brick fireplace with coal effect gas fire.

#### Library

Feature panelled walls with bespoke built in bookshelves with decorative woodwork. Decorative flooring. Two central heating radiators. Inset ceiling lights.

#### Inner Lobby

Walk in storage cupboard.

#### Lounge

This delightful room has windows overlooking the garden and patio doors leading outside. A decorative, period, fireplace and mantle with tiled recess housing a wood burning stove. Two roof windows. Timber effect flooring. Two central heating radiators.

#### Kitchen/dining Room

A comprehensive range of fitted base and wall units finished in oak and having laminated worktops and tiled work surrounds. The units incorporate a Belfast sink, integrated electric oven and microwave, fridge and freezer. There is also a range style cooker. Ceramic tiles floor. Ornate wood burning stove. One vertical radiator and one period style radiator.

#### Utility Room

Range of units matching those in the kitchen. One and half bowl single drainer composite sink, integrated fridge, freestanding dishwasher. Rear door access. Plumbing for a washing machine. Ceramic tiled floor. Inset ceiling lights. One vertical radiator. Accessed from the utility room there is also a W.C, with a handwash basin and W.C.

#### W.C

White suite comprising a vanity wash hand basin with cupboard below and a low flush w.c. Fully tiled walls and ceramic tiled floor. One central heating radiator.

#### Rear Lobby

Giving access to the showroom and workshop. One central heating radiator.

#### Inner Reception/Music Room

Timber effect flooring. Rear access door.

#### Bedroom Two

To the front elevation. Timber effect flooring. One central heating radiator.

#### Inner Hall

French doors leading out to the rear. One central heating radiator.

#### Bedroom One

Large bedroom with sitting area and an art nouveau fireplace. To the front elevation. Timber effect flooring. Two central heating radiators.

#### En-Suite

White suite comprising a free standing roll top bath, pedestal wash hand basin and a low flush w.c. Ceramic tiled floor. Fully tiled walls. one central heating radiator. Inset ceiling lights.

#### Bedroom Three/Gym

One central heating radiator. Ceramic tiled floor. Inset ceiling lights.

#### Shower Room

White suite comprising a fully tiled shower cubicle, pedestal wash



- Huge potential for a variety of uses • Fronting the A614 • 6 bedroom family property • DUE TO THE PROPERTY BEING MIXED RESIDENTIAL/COMMERCIAL ONLY COMMERCIAL FUNDING CAN BE OBTAINED • VIEWING ESSENTIAL

hand basin and a low flush w.c. Fully tiled walls and floor. Inset ceiling lights. Extractor fan. One central heating radiator.

#### Landing

Inset ceiling lights. Access to the loft space. One central heating radiator.

#### Bedroom Four

To the front elevation. Range of fitted wardrobes. One central heating radiator.

#### Bedroom Five

To the front elevation. Range of fitted wardrobes. One central heating radiator.

#### Bedroom Six

To the rear elevation. Range of fitted wardrobes. One central heating radiator.

#### Bathroom

White suite comprising a free standing roll top bath, corner shower cubicle, twin pedestal wash hand basins, and a low flush w.c. Fully tiled walls and ceramic tiled floor. Period style radiator. Inset ceiling lights and an extractor fan.

#### Showroom/Workshop & Store

Large commercial area currently used as a showroom/workshop and store. This area has A3 commercial usage. The area briefly comprises, show room, two recessed bars, workshop with vehicular access, storage areas and a w.c.

#### GROUNDS

The property stands centrally on a very wide plot and has vehicular access gates at each side of the property. The gates provide access to the rear and a substantial area for parking and

turning and also access to the garaging and the workshop. There is a private garden area immediately to the rear of Highgrove House, which is lawned with a variety of flower and shrub beds, gravelled areas and a paved patio.

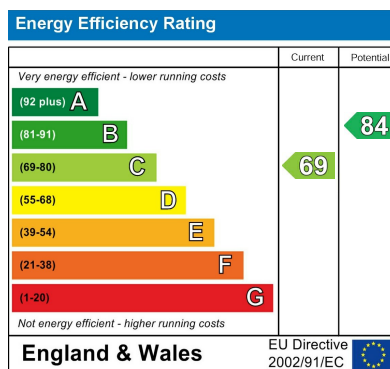
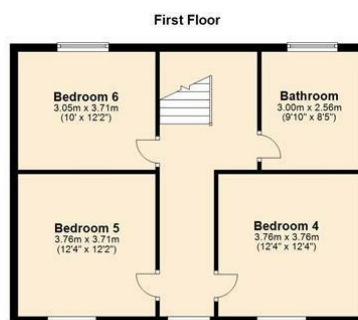
#### Garaging

There are a range of garages located to the rear of the property comprising two double garage blocks and a workshop.

#### Grassland

There is a private five bar gate giving access to the grassland which extends to approximately 7.5 acres. There is also a private bridge that leads onto a public bridle way at the rear of the paddock which provides access to various walking routes.





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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