



HOLMANS
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Reynard House, High Street, Moreton-in-Marsh, Gloucestershire, GL56 0AD

Offers Over £400,000, Freehold

Property Description

Prominently to the north side of the High Street in Moreton-in-Marsh and an integral part of the street scene of this tree-lined boulevard, this inner-terraced, three-storey Grade II listed former gentlemen's residence has been a retail outlet for many years.

Full of the innate character and charm of a mid-17th century property manifesting the many exposed Cotswold stone walls, flagstone floors and exposed beams, the property has a ground floor retail space with a bay window and part-flagstone floors. A further retail area of 7.35 metre leads to a rear courtyard and, in turn, to a small barn.

The first and second floors of the property are similar with many character features and easterly-facing windows with engaging aspects over the tree-lined High Street. There is a cloakroom on the first floor and a shower room on the second floor. Both rooms also have central original timbers batons for sub-dividing the rooms if required.

The barn is currently accessed from the rear courtyard and has a well-fitted ground floor kitchenette, a separate wash room and a room on the first floor. Both properties have their own individual gas fired central heating systems, combination boilers and independent electric supplies.

Further access is gained from the rear courtyard to a large garden area with mature trees, parking for several vehicles and a single driveway with shared vehicular access to Hospital Road.

There is no planning permission currently on the property for any other than its existing use although it is worth noting that the current owners were in the process of obtaining planning permission for a single storey two bedroom and bathroom extension to the barn. Draft plans can be made available to any prospective buyer.

Whilst suitable as a retail outlet the property lends itself, subject to the usual Grade II listed planning consent, to be returned to its former glory and would make an excellent character town house with potentially a living room and large diner kitchen on the ground floor and three/four bedrooms and bathroom on the upper floors. Please bear in mind, however, the property is being sold as seen and not subject to any suitable planning permission being obtained.

The property is set back from the main road with a grass verge and on-street parking immediately in front of the property.

The town has several supermarkets, a community hospital, two doctors surgeries, a wide range of quality shops, restaurants and hosteleries and the all important railway station with links to Oxford and London Paddington.

Accommodation comprises:

Ground Floor Retail Shop - Front

(27' 2" Max x 14' 10") or (8.28m Max x 4.53m)

Part flagstone floor with gravelled display area and bay window suitable for window seat with outlook along Moreton-in-Marsh High Street. Two double radiators. Exposed ceiling beams. Eight spotlight strips. Exposed random Cotswold stone walls. Elm staircase returning to first floor with built-in understairs storage cupboard. Two spaces for what would have been open fireplaces. Outlook over rear courtyard.

Ground Floor Shop - Rear

(24' 5" x 9' 10") or (7.43m x 3.0m)

Apex ceiling with three skylight windows. Two small paned southerly aspected windows creating a light and airy room. Five spotlight tracks and two double radiators. Exposed random Cotswold stone walls. Side and rear doors to courtyard.

First Floor

Open Room

(24' 1" x 19' 2" Max) or (7.33m x 5.85m Max)

With predominantly elm floor boards. Easterly aspected small paned sash windows to the front with outlook along Moreton-in-Marsh High Street. Exposed ceiling beams and original central partition to create two rooms if required. Two double radiators. Predominantly plastered walls with original, ornamental fireplace with tiled hearth.

Washroom

With two piece suite in white, low flush w.c. and circular wash hand basin on stand. Worcester combination boiler for instantaneous hot water and gas fired central heating.

Second Floor

Open Room

(23' 11" x 19' 3") or (7.28m x 5.88m)

Access by returning elm staircase. With exposed purlins and roof timbers. 4.28 metre high Apex ceiling. Plastered walls to the rear and substantial Cotswold stone walls to the front with exposed elm lintels and small paned windows overlooking the tree-lined High Street. One double and two single radiators. Leaded small paned window to the rear with outlook over treescape, gardens and barn.

Outside

Rear Courtyard

(16' 2" x 13' 5") or (4.94m x 4.10m)

Block-paved area and walled on each side and suitable for taking in the sun most of the day. There is also a block-paved area to the side and rear of the main building leading to a door which in turn leads to a passageway and to the High Street. The adjacent property, Dale House has access along the passageway.

From the courtyard there is a separate door to the right hand side of the barn leading to a passageway through part of an original building with a Velux window and separate door leading to rear garden.

Barn

Ground Floor

Kitchenette for Shop/Storage Area

(9' 11" x 15' 9") or (3.02m x 4.81m)

With ceramic tiled floor, random pointed Cotswold stone walls to three sides. Open tread staircase returning to first floor. Granite-style work tops, stainless steel sink unit with central mixer tap. Induction hob with electric circatherm oven below. Two base cupboards. Integrated Bosch dishwasher and integrated washing machine.

One wall-mounted cupboard. Double radiator. Capriz 24C combination boiler for instantaneous hot water and gas fired central heating.

Ground Floor Cloakroom for Shop

With two piece suite in white, high flush w.c., wall-mounted wash hand basin. Built-in extractor. High level Velux swing window.

First Floor

Room/Storage

(16' 2" x 11' 4") or (4.92m x 3.45m)

High 4 metre Apex ceiling. Exposed roof timbers. Four double glazed Velux swing windows with blinds. Gable window and separate hay loft-style door overlooking courtyard. Double radiator. Part-timber clad wall.

Rear Garden

Garden Section One

(40' 0" x 50' 0") or (12.19m x 15.24m)

Formed in to two sections. Predominantly laid to lawn and with Dale Cottage on the western boundary and stone and brick walls opposite. The garden contains a timber cabin and two separate garage/stores. The garden is overhung with a weeping willow tree (not in this property's tenure).

Garage/Store

(16' 0" x 10' 0") or (4.88m x 3.05m)

Right hand side. Light and power installed.

Garage & Store

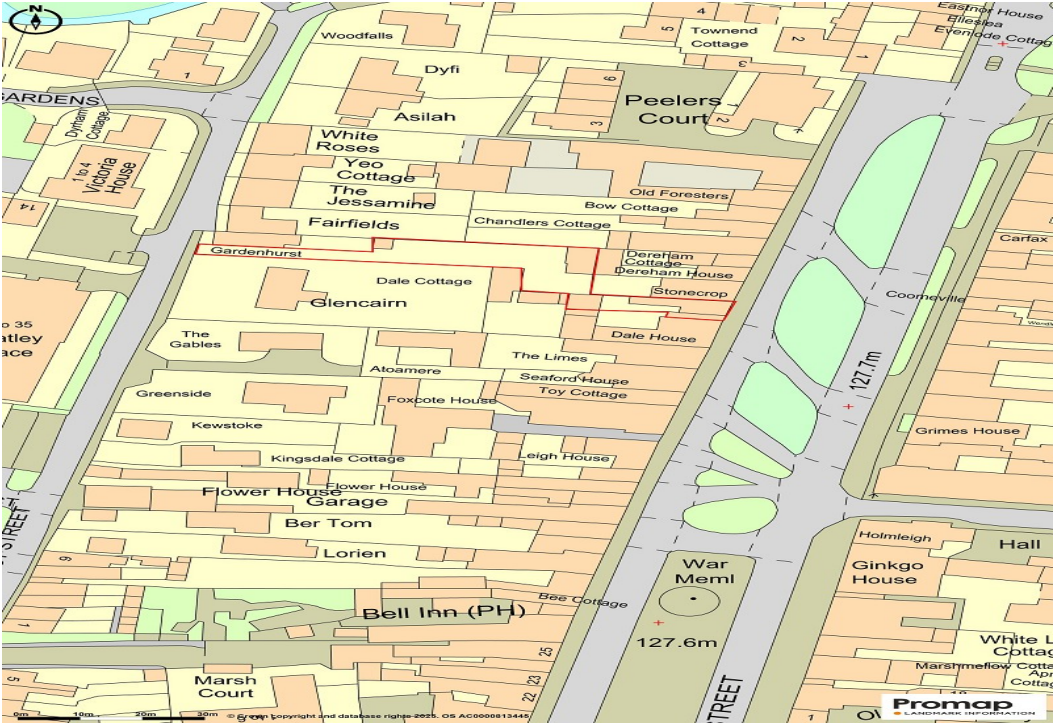
(16' 0" x 16' 0") or (4.88m x 4.88m)

Left hand side. Light and power installed.

Garden Section Two

(80' 0" x 25' 0") or (24.38m x 7.62m)

Bounded by double timber gates to the rear which in turn leads to a shared gravelled driveway, approximately 100 feet long x 15 feet wide, giving direct vehicular access on to Hospital Road. There is a gravelled area to the side forming a parking bay for two/three vehicles. With mature trees including a Blue Cedar and two apple trees.



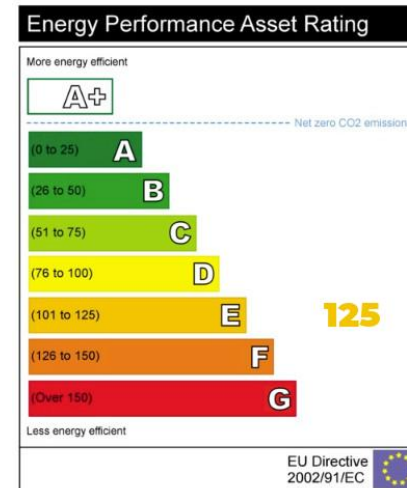
Approximate Gross Internal Area = 139.3 sq m / 1499 sq ft
 Outbuildings = 32.8 sq m / 353 sq ft
 Total = 172.1 sq m / 1852 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1223677)

Directions

From our Moreton-in-Marsh office proceeding on foot, continue across the High Street, turning right and after approximately 100 yards Reynard House is located on the left-hand side.



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