





# FOR STARTERS



OFFERS IN EXCESS OF  
£799,950

## MAIN COURSE

Welcome to a unique opportunity—a property that offers both flexibility and potential. Originally a detached home, this space has been thoughtfully converted into two separate maisonettes, both currently let out as successful holiday rentals. With a projected turnover of £50,000 this year and a strong occupancy rate, it's easy to see why this property has earned excellent reviews.

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If you're looking for a single home, converting it back is a simple process. It's rare to find a property in such a prime location that also offers the convenience of off-road parking for up to four cars—a prized asset this close to town.

This property is ideal for someone who values an income-generating home with multiple possibilities. Whether you want to take advantage of the existing bookings and run it as a going concern, or perhaps you're downsizing and want a low-maintenance property. If you spend part of the year abroad, this could be the perfect 'lock up and leave', with the added benefit of one floor generating income and the reassurance that someone is on-site. Or maybe you've realised that bungalows within walking distance to town are as rare as hen's teeth—this could be the solution for single-level living.

The ground floor maisonette welcomes you with a spacious entrance hall, leading to a modern three-piece bathroom. Further along are two well-sized double bedrooms, one with a cleverly designed en-suite. A wide inner hallway with double storage opens out into a bright, extended open-plan kitchen, sitting, and dining room, with French doors leading to a private, west-facing garden. There's also a handy utility room, and, as a holiday let, the condition is excellent throughout.





The first-floor maisonette has its own private entrance from the side. Upstairs, you'll find an open-plan kitchen, sitting, and dining area on one side and a three-piece shower room on the other. The two double bedrooms upstairs are impressive, particularly the master, which features a large en-suite with both a double shower and bath.

Both maisonettes can enjoy separate garden spaces, with the ground floor having direct access. There's parking for up to four cars at the front, and the property is offered with no upward chain.

Whether you choose to continue operating it as a thriving holiday let or convert it back into a spacious home, this property offers versatility in a fantastic location.



# KEY INGREDIENTS



Tenure  
Freehold



Council Tax  
Band - C



EPC  
Band - C



West



All mains services  
connected



Heating System  
Gas

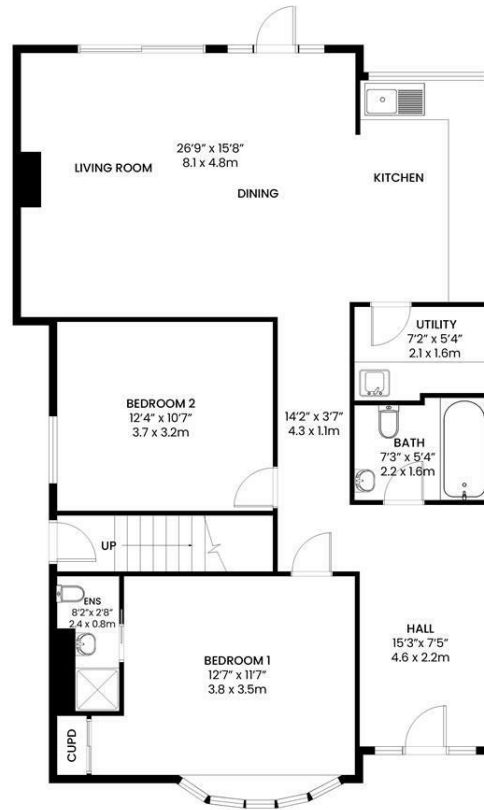


St Gregory's  
Primary

WHY NOT TAKE  
A LOOK INSIDE?  
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GROUND FLOOR



FIRST FLOOR



Disclaimer: This floorplan is for illustrative purposes only and may not be to scale. Measurements are approximate and intended as a guide. Buyers are advised to verify all dimensions and other property details during their own inspection. While every care has been taken to ensure accuracy, no responsibility is accepted for any errors or omissions.

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