

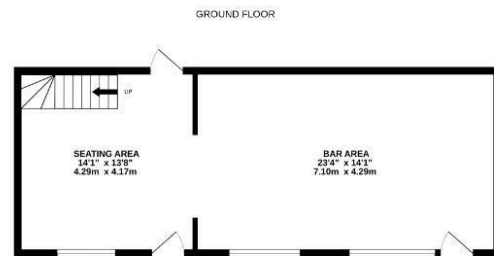


# The Square

Earls Barton, Northamptonshire

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SALES & LETTINGS





TOTAL FLOOR AREA: 1189 sq ft. (110.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Viewpoint CO2020

## The Square

Earls Barton

NN6 0NA

PRICE £250,000

A rarely available beautiful Grade II Listed stone commercial property located right in the heart of the thriving village of Earls Barton. Sitting in a prominent position under a slate and thatch roof, this stunning period property is offered for sale with the freehold and is currently tenanted until early 2025 giving buyers a great opportunity. Having been converted from two properties now into one, the property allows the potential new owner much scope with good size accommodation throughout.

Accommodation comprises good size open plan ground floor accommodation, first floor stairs to open plan office/shop, kitchen, cloakroom/WC and stairs to second floor office/storage rooms. Earls Barton is a large thriving popular village with a wealth of amenities to include good schooling, doctors surgery, public houses, pharmacy, library and good range of shops and coffee shops. There are great road networks with easy access to the A45, A14 and M1. (B/1189/-)

### Additional information

- Council Tax Band: A
- Energy Efficiency Rating:

### Viewing

Viewing strictly by appointment – details below

### Disclaimer

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

O'Riordan Bond Earls Barton Sales

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