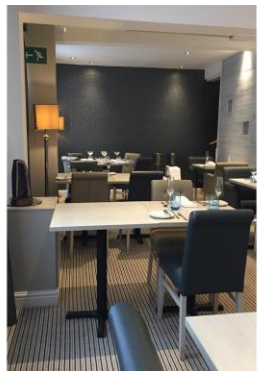




Potter Street
Melbourne Derby





Property Description

A unique opportunity to acquire one of Melbourne's most prominent grade 2 listed buildings in the very heart of the village with three storey accommodation suitable for a variety of purposes. The property, currently The Bay Tree restaurant, briefly comprises:- To the basement is a 215 approx sq ft cellar offering useful storage. To the ground floor:- (914 sq ft approx) accommodation with large, glazed display windows fronting Potter St. Currently the majority of the ground floor is the dining area for the restaurant with kitchen to the rear, store and stairs to the first floor. To the first floor (678 sq ft approx) is a block of three toilets off the landing, two bedrooms, one ensuite shower room and stairs to second floor. The second floor (516 Sq. ft approx) comprises: - Living room, bedroom, kitchen and shower room. The accommodation is completely versatile subject to buyers' requirements and viewings are strictly by arrangement with Ashley Adams.

Restaurant Area

37' 10" x 25' 1" (11.53m x 7.65m)
4 windows and door to the front elevation, inset spotlights to the ceiling.

Kitchen Area

17' 10" x 22' 9" (5.44m x 6.93m)
Stable door to the rear.

First Floor

Toilets

14' 1" x 9' 2" (4.29m x 2.79m)
Overall area of total 3 separate toilets with radiators, wash hand basins etc.

Bedroom One

14' x 12' (4.27m x 3.66m)
Window to the front elevation, door to storage cupboard, feature fireplace, door to :-

Bedroom Two

13' 2" x 12' 1" (4.01m x 3.68m)
Previously having a door case off the hall in to this bedroom, having window to the front, bedroom furniture : - wardrobes, overhead cupboards, open shelving, window to the front elevation, built in storage cupboard, beams to the ceiling. Panelled door off to:-

Ensuite Shower Room

Having wash hand basin fitted to vanity unit with storage beneath and mirror back, glazed shower cubicle housing electric shower, low level wc, ceramic tiled walls, coving to ceiling, inset spotlights, stairs off to:-

Second Floor

Door to fire exit

Living Room

15' 11" x 12' 5" (4.85m x 3.78m)
UPVC double glazed windows front and rear,
feature fireplace, electric fire

Kitchen

Irregular Shaped Room 10' 11" x 8' (3.33m
x 2.44m)
Window to the front elevation, built in
furniture.

Bedroom

11' 4" x 12' 3" (3.45m x 3.73m)
Range of fitted furniture comprising:-
wardrobes, overhead cupboards, drawers,
inset spotlights, ceiling fanlight, window to the
front elevation, vanity unit.

Shower Room

Having three-piece white suite comprising
corner glazed shower cubicle with a mains
shower over, wash hand basin fitted to vanity
unit with storage beneath, low level wc, UPVC
double glazed window to front elevation, inset
spotlights, vinyl floor covering.

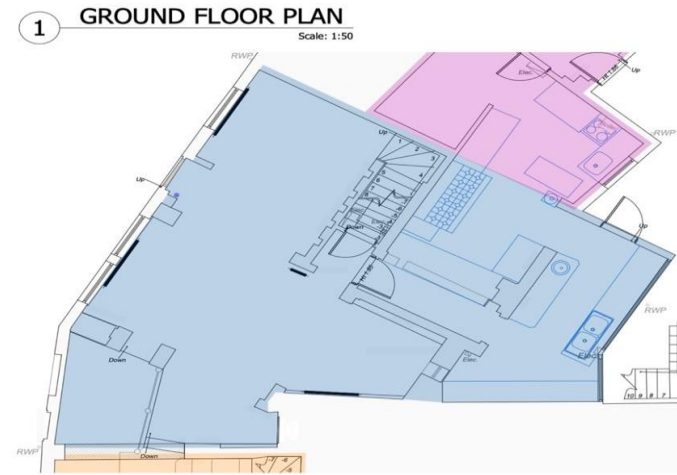
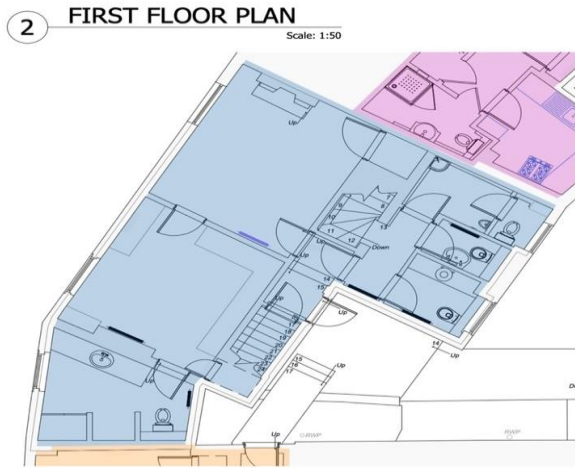
Agents Note

Photographs used for the first and second
floor living accommodation are for illustration
only.









BAYTREE - 4 POTTER STREET

BASEMENT FLOOR GIA = 20m²

GROUND FLOOR GIA = 85m²

FIRST FLOOR GIA = 63m²

SECOND FLOOR GIA = 48m²

TOTAL GIA = 216m²

To view this property please contact Ashley Adams on

T 01332 865 568
E melbourneinfo@ashleyadams.co.uk

39 Market Place Melbourne
DERBY DE73 8DS

Tenure:Freehold

EPC Rating: Exempt

check out more properties at ashleyadams.co.uk



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Ashley Adams is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05

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