

# HUNTERS®

## EXCLUSIVE

The Barn, Gargrave

Price £650,000

Property Images



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### Property Images



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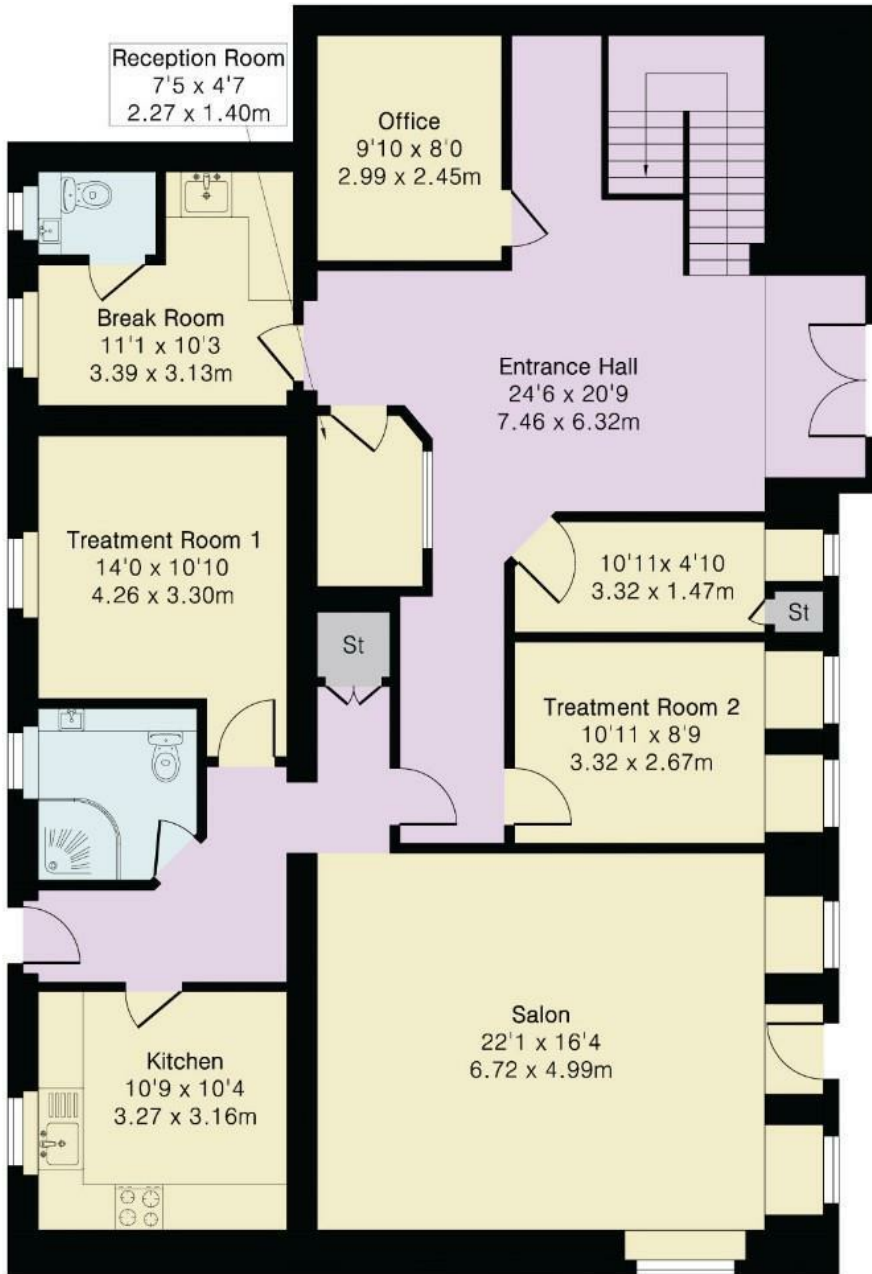
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### Property Images

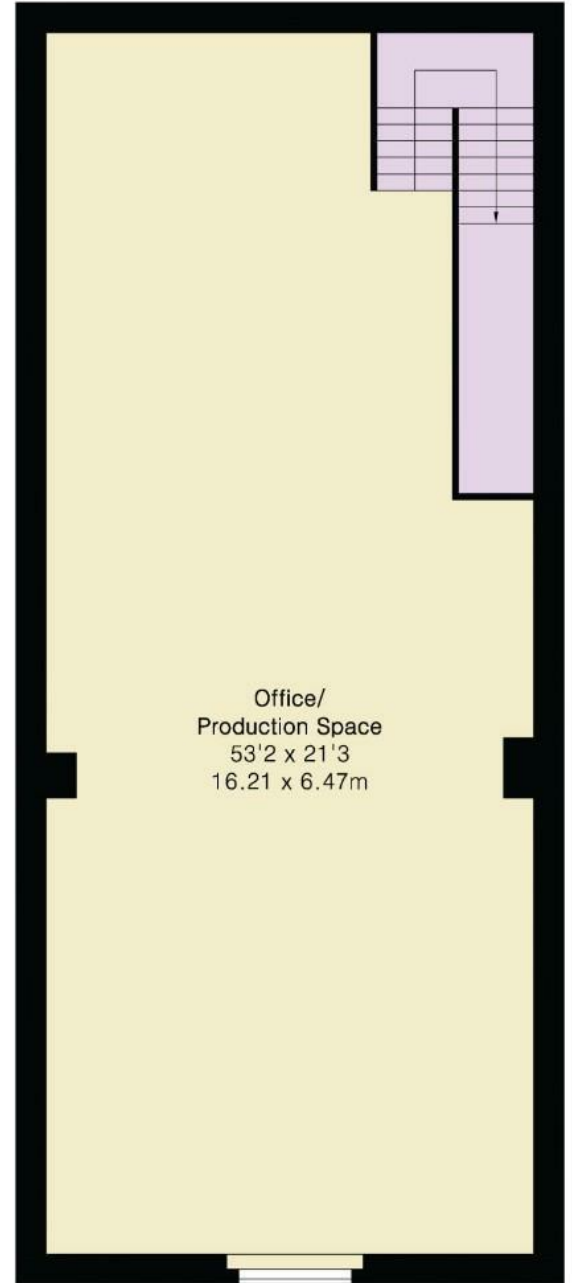


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Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		81	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Located in the charming village of Gargrave, The Barn on North Street presents a unique opportunity for those seeking a versatile commercial property with potential for residential conversion.

**IMPORTANT NOTE RE USE OF THE PROPERTY.** This property is currently classed for commercial use.

Change-of-use pre-application correspondence with the local planning department has indicated a willingness to support a change of use to create two residential dwellings, subject to certain heritage and amenity controls. This presents an exciting opportunity for investors or developers looking to capitalise on the growing demand for residential properties in the area.

Originally built in 1860 and thoughtfully redesigned in 1966 by the esteemed local entrepreneur Dorothy Ward, this property has served as a successful showroom for house furnishings and fabrics.

The current owners have continued this legacy, operating two thriving businesses for the past decade, but are now looking to semi-retire, offering this remarkable space for sale.

The Barn boasts two well-appointed bathrooms and ample parking for up to four vehicles, making it convenient for both clients and staff. The ground floor is currently home to a hair salon and beauty treatment rooms, complemented by staff facilities and a kitchen.

Ascend to the first floor, where you will find over 1000 square feet of open-plan office and production space, ideal for a variety of business uses. The property is equipped with modern electric convector heaters and Mitsubishi air conditioning, ensuring a comfortable environment year-round.

Outside, the property features a charming cobbled front area for parking and a delightful stone-flagged garden at the rear, perfect for relaxation or outdoor gatherings. With its rich history, prime location, and potential for transformation, The Barn is a property not to be missed.

### **On-Line-Bullet-Points**

- Built in 1860 and converted in 1966
- Potential to create 2 residential dwellings (see details below)
- Ground floor salon and beauty treatment rooms
- Large first floor open-plan office
- Modern heating and air con
- Sunny stone-flagged garden
- Front cobbled parking area
- Located within walking distance of all Gargrave's excellent facilities
- No chain
- Over 2800 sq ft of internal space