



High Street, Seend, Melksham, SN12
Melksham

Offers in the Region of
£350,000

This versatile property offers an exciting opportunity to continue operating as a commercial premises or to convert back to a residential home, subject to the necessary planning permissions and consents.

- Four Bedrooms
- Detached Cottage
- Post Office & Shop
- Operational Cafe
- Exposed Brick Fireplace
- Rear Extension Started plus further scope STPP
- NO ONWARD CHAIN
- Vibrant community village
- Scope to add parking to the rear
- Potential to be converted back to C3 residential subject to planning permission and the necessary consents



This versatile property offers an exciting opportunity to continue operating as a commercial premises or to convert back to a residential home, subject to the necessary planning permissions and consents. Currently configured as a shop incorporating a Post Office alongside a separate café serving a range of hot and cold food and drinks, the property is set within a charming four-bedroom detached cottage in the thriving village of Seend and is offered with no onward chain.

The ground floor benefits from two front entrances: one leading into the shop and Post Office area, and the other providing direct access to the café. The Post Office is thoughtfully arranged within its own section of the shop and includes a useful storeroom. The retail space flows seamlessly through to the café, creating a cohesive and flexible layout. An attractive exposed brick fireplace adds character, while a partially completed rear extension presents an excellent opportunity for further development and personalisation, subject to the relevant permissions.

Upstairs, the property comprises four well-proportioned bedrooms and a family bathroom fitted with a bath and shower over.

Externally, there is a parking bay to the front, allowing convenient customer access, with additional potential to create further parking to the rear, enhancing practicality for either commercial or residential use. Prominently positioned on the village's main high street, this property presents a rare opportunity for those seeking a mixed-use investment or a unique residential conversion (subject to planning).

Additional Information

Tenure: Freehold

Council Tax Band: D

Services: Mains gas, water and drainage



Council Tax Band: D

Tenure: Freehold

Property Type: Detached House

Bedrooms: 4

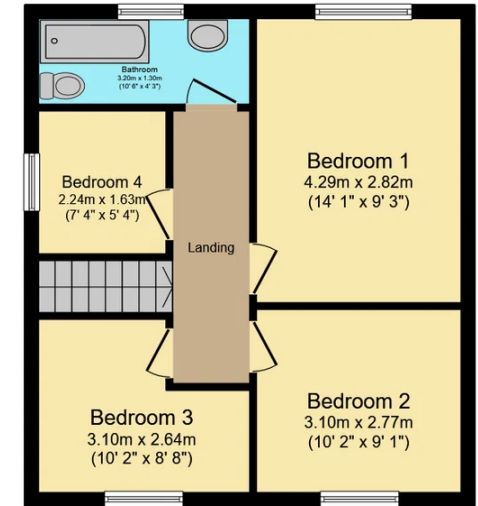
Bathrooms: 1

Receptions: 2

Bedrooms: 4 | **Bathrooms:** 1 | **Receptions:** 2



Ground Floor
Floor area 74.2 sq.m. (799 sq.ft.)



First Floor
Floor area 45.8 sq.m. (493 sq.ft.)

Total floor area: 120.0 sq.m. (1,292 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io