

A large period four bedroom Grade II listed village house with garden and parking, offering extensive accommodation over three floors with much inherent character and great flexibility together with further potential to create more living accommodation.

- Large village house with character features
- Part of the ground floor space currently used as a post office
- Extensive flexible accommodation over three floors

- Private rear garden
- Large old workshop and double car port
- Sitting room with wood-burning stove
- Three generous bedrooms plus attic bedroom



SUMMARY

The nicely appointed accommodation offers a large sitting room with wood burning stove complemented by oil central heating to radiators. The bedrooms are of a generous size and outside is a large old workshop in addition to a double car port and private garden.

Market Lavington is a well-served village with doctors surgery, pharmacy, co-op and schooling for all ages with abundant country walks close-by, making this property a great proposition for a wonderful village home.

AGENTS NOTE

Part of the space within the building has been used for many years under use class A1 retail and the owners would be happy to transfer the existing business to a new owner if they wish to continue (with stock being sold at cost), alternatively the space could be used as further living accommodation but this should be subject to a planning application for change of use to residential.

GROUND FLOOR

Retail area approx 40 sq m. Study. Sitting room with wood burning stove and stairs to cellar. Hallway. Cloakroom with W.C. and basin. Kitchen nicely appointed with floor and wall units, sink unit, space and plumbing for appliances. Utility room with fitted cupboards, sink unit, space and plumbing for appliances.



















FIRST FLOOR

Bathroom with bath, basin, W.C. and separate shower, access to attic storage. Three bedrooms.

SECOND FLOOR

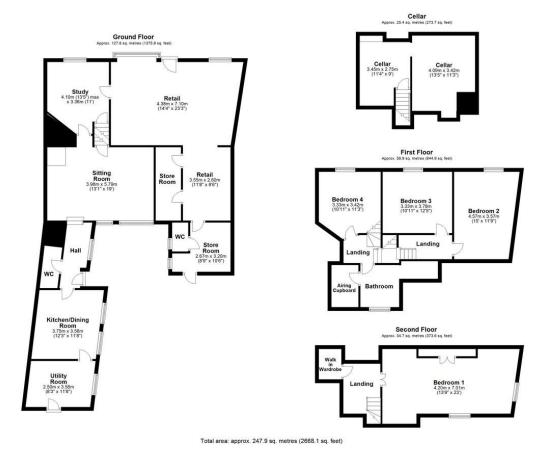
Landing. Attic bedroom with storage and access to loft space.

OUTSIDE

The garden is to the rear of the property and comprises an extensive parking and turning area behind double gates with a double carport and large old workshop/garage. There are flower borders, shrubs plants and trees with steps rising to a private terrace ideal for alfresco dining.

EPC Exempt.







DIRECTIONS

In the centre of the village, 1 High Street can be found on the corner of Parsonage Lane and the High Street.





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