

A FANTASTIC AND UNIQUE OPPORTUNITY TO TRANSFORM THIS PROPERTY INTO A COMBINED LIVING AND WORKING SPACE OR SINGLE RESIDENTIAL DWELLING, OCCUPYING A PROMINENT POSITION IN THE HEART OF EASINGWOLD FRONTING LONG STREET, IT IS CURRENTLY TRADING AS A SUCCESSFUL INTERIOR DESIGN SHOWROOM WITH AMPLE OFFICE AND OUTDOOR SPACE. UPSTAIRS YOU'LL FIND A BEAUTIFULLY FURNISHED TWO BEDROOM APARTMENT WITH WELL EQUIPPED KITCHEN, BALCONY OVER-LOOKING THE COURTYARD. FAMILY BATHROOM, WETROOM AND COSY LOUNGE. ALSO TO THE REAR THERE IS A RANGE OF OUTBUILDINGS AND GARAGES PRIMED FOR DEVELOPMENT. THE CURRENT GROSS INTERNAL AREA OF THE PROPERTY, INCLUDING THE GARAGES AND OUTBUILDINGS, IS APPROXIMATELY 2,668 SQ FT WITH HUGE POTENTIAL TO IMPLEMENT YOUR OWN STAMP OR CONSIDER ALTERNATIVE RECONFIGURATION AND REDEVELOPMENT PROPOSALS, SUBJECT TO THE NECESSARY CONSENTS.

Available due to relocation by the current business owner, this building is a prime opportunity for those looking to develop a standout property in a sought-after location. Viewing is essential to fully appreciate the building's potential and the diverse possibilities it offers for transformation and revitalisation.

Location –Easingwold is a busy Georgian market town offering a wide variety of shops, schools and recreational facilities. There is good road access to principal Yorkshire centres including those of Northallerton, Thirsk, Harrogate, Leeds and York. The town is also by-passed by the A19 for travel further afield.

Showroom, Office, Cloakroom/WC, Utility.

Living Room, Kitchen with Adjoining Balcony, Bedroom 1 with Wetroom/Shower, Bedroom 2 and Family Bathroom.

Whilst to the Rear there are a Wealth of Outbuildings and Two Single Garages.

Located on Long Street Easingwold, the property enjoys a sought after position close to the Marketplace and the A19 making it highly accessible and well-placed for a variety of business or leisure developments.

















Ideal for a developer seeking their next project, Winchmore Studio offers limitless residential or commercial opportunities. Whether the plan is to extend the residential dwelling, a retail shop, or a mixed-use development, the potential is extensive. The building's substantial size and prime location make it a particularly attractive investment for those aiming to capitalize on the area's recent growth and popularity.

Accommodation in brief;

Ground Floor:-Showroom – 25' 7 x 17' 6 Office – 24'7 x 10'2 Utility Cloakroom/WC

First Floor:-

Living Room – 18'5 x 12'10 Bedroom 1 – 12' x 9'90 Ensuite Wet Room Bedroom 2 – 12' x 9'9 Family Bathroom

Outside -

Garage 1 – 17'7 x 8'11
Garage 2 – 15'6 11'9
2 Storey Store – 15'3 x 13'2
Workshop – 17'8 x 7'1
Store 1 – 17'2 x 7'11
Store 2 – 11'9 x 5'7
Store 3 – 10'4 x5'7
Utility – 7'9 x 7'9
Boiler Room
WC
Summer House
Off Street Parking to the Rear
On Street Parking Available

POSTCODE - Y061 3JA
TENURE - Freehold
SERVICES - Mains water, Electricity and Drainage, with
Gas Fired Central Heating.

DIRECTIONS - From our central Easingwold office, proceed south along Long Street, whereupon No.148 – 150 is positioned on the left-hand side, identified by the Churchills 'For Sale' board.

VIEWING - Strictly by prior appointment through the selling agents, Churchills of Easingwold Tel: 01347 822800, Email: easingwold@churchillsyork.com

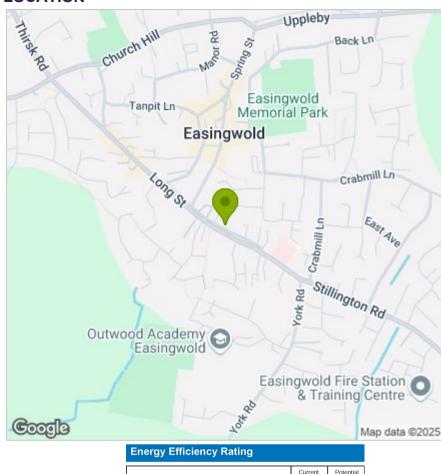
FLOOR PLAN

1st Floor Ground Floor 1029 sq.ft. (95.6 sq.m.) approx. 1640 sq.ft. (152.3 sq.m.) approx. 17'2" x 7'11" 15'3" x 12'2" 5.24m x 2.41m Bedroom 1 123" x 120" 1.74m x 1.66m 4.65m x 3.71m Garage 15'6" x 11'9" 15'3" x 9'10" Office 24'7" x 10'2" 4.72m x 3.58n Annex 7.49m x 3.10m 25'7" x 17'6" 7.79m x 5.34m Shop / Showroom Garage 17'7" x 8'11" 5.36m x 2.72m Workshop 17'8" x 7'1" 5.38m x 2.16m TOTAL FLOOR AREA: 2668 sq.ft. (247.9 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,

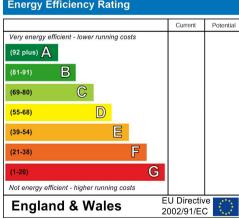
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

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LOCATION



EPC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.