



## 23A High Street

Barrow Upon Soar, Loughborough, LE12 8PY

£450,000

A rare and highly versatile village-centre opportunity - substantial period home, separate Coach House and income-generating commercial unit

Positioned prominently in the very heart of Barrow upon Soar, this truly unique and individually designed four-bedroom detached home offers an exceptional blend of lifestyle and investment. Set behind private gates on a generous plot, the property also includes a self-contained Coach House and a commercial unit fronting directly onto the High Street - both currently let and generating a combined annual income of approximately £16,200.

Having remained in the same family ownership for over 50 years, the property is well known locally as the former home of A.J. Hubbard Family Butchers, and carries both historical significance and a wealth of character throughout. Dating back to pre-1840, it presents a rare opportunity for a variety of buyers, whether you're looking to run a business from home, generate additional income, or explore longer-term potential (subject to the necessary permissions).

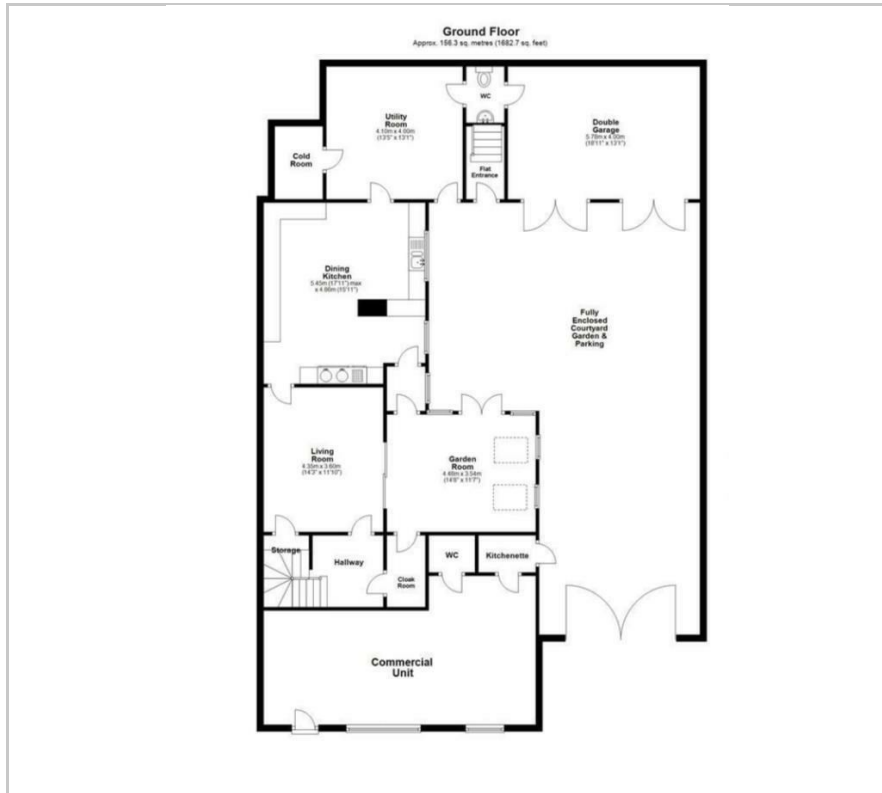
### Viewing

Please contact our Berkley Leicester Office on 0116 2544755 if you wish to arrange a viewing appointment for this property or require further information.



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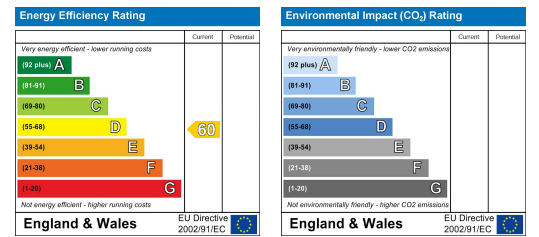
# Floor Plan



# Area Map



# Energy Efficiency Graph



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