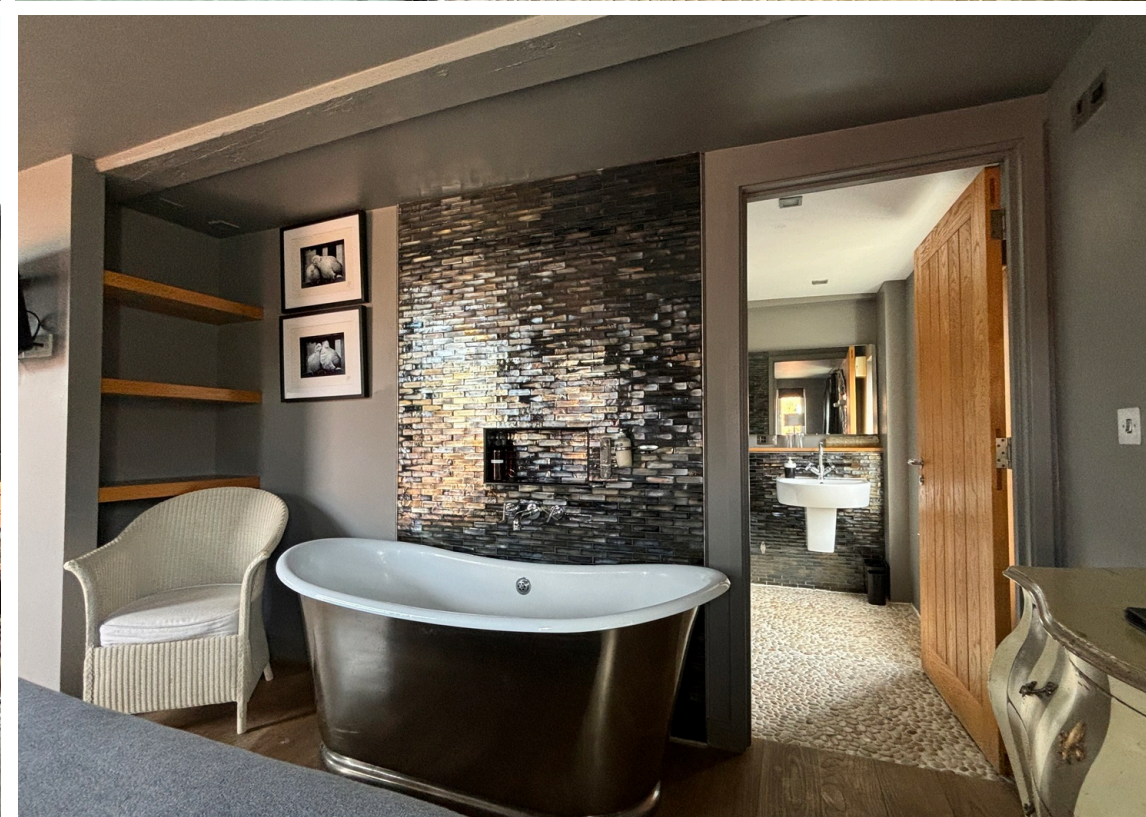




Ash Close

Swaffham PE37 7NH

BROWN & CO



Ash Close, Swaffham PE37 7NH

Ground floor retail unit and two luxury overnight accommodation rooms for sale

Period dwelling dating to 1778

Extensively refurbished by the current owners

Ground floor retail shop

Two, luxury, overnight holiday let rooms

Two allocated parking spaces

Peaceful location

Close to town centre

No upward chain



Cocoes, Swaffham

Ground floor retail unit and two luxury overnight accommodation rooms

Brown & Co offers a handsome period building, with parking, in the heart of the historic market town of Swaffham. This outstanding property was renovated by the current owners and offered as a retail unit on the ground floor and two, luxury, overnight holiday letting rooms on the first and second floor. Personal inspection is absolutely essential to see the quality. The property is offered with no upward chain.

Location

Swaffham is a historic and thriving market town in Norfolk, Swaffham is situated off the A47 approximately 15 miles east of King's Lynn and approximately 30 miles from Norwich. There is a stunning town centre with an ancient monument, The Market Cross at its heart. There are many local amenities including a Waitrose, Tesco, Asda, many independent shops, coffee houses and cafes, pubs and restaurants, three doctors surgeries, schooling of all ages, together with a variety of leisure and sports activities, gym and Golf Club. The property has an excellent location on Ash Close in the heart of the historic town. The setting offers privacy and peace, surrounded by beautiful period and listed buildings, all

of which are just a stone's throw from the convenience of the market square and thriving town centre.

Cocoes

A particularly handsome, period dwelling dating to 1778 with a beautiful front elevation and contemporary rear elevation following an outstanding renovation in 2010. Works were carried out to an exceptional standard by the current owners who run a boutique hotel nearby. The buildings have been used on the ground floor as a retail, interiors and lifestyle store and both rooms above as successful overnight, luxury, holiday lets. The retail unit is approximately 27.79 sqm in size and features shop floor area, side entrance, wc and rear storage/kitchen area. Above the two rooms, known as Cocoes One & Two are accessed via an external stone staircase with balcony terrace. Inside, they have private access with one located on each floor. Cocoes One, on the first floor, has dressing/seating area, bedroom area with freestanding pewter bath and separate en-suite with shower. Cocoes Two has bedroom area, en-suite shower room and a fine view over the historic roof tops of the town to the church. The property would make a suitable investment property for those seeking long-term income from retail or tourism. The owners are prepared to discuss continuation, if desired, of the letting business and some items currently at the property may be available by separate negotiation.

Conversion to single residence is possible, subject to planning permission for change of use. Also, subject to planning it may be possible to convert the retail unit into a further letting property. Parking is located a few metres away where there are two spaces.

Agent's notes

Staircase to Cocoes One & Two shared with neighbouring property, currently in same ownership

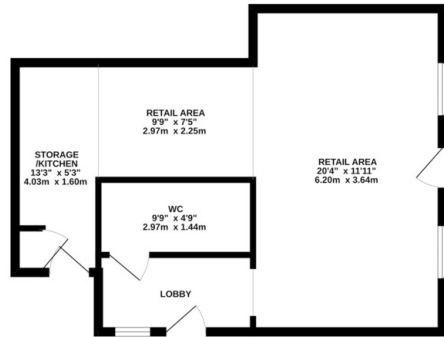
Gas central heating in boiler room detached from property.

A right of way exists through courtyard.

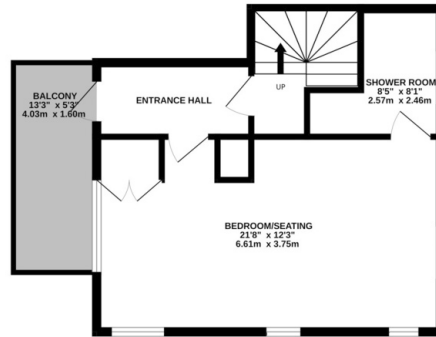
Details of holiday letting via agent.

The properties may require some reconfiguration of services before sale. Details to be decided at the time of sale.

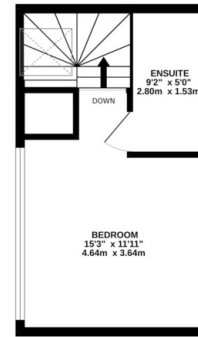
GROUND FLOOR
477 sq.ft. (44.4 sq.m.) approx.



1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



2ND FLOOR
243 sq.ft. (22.6 sq.m.) approx.



TOTAL FLOOR AREA : 1129 sq.ft. (104.8 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, 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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Brown&Co

Market Chambers | 25-26 Tuesday Market Place | Kings Lynn | PE30 1JJ

T 01553 770 771

E kingslynn@brown-co.com

BROWN & CO

Property and Business Consultants