The Old Chemist Shop
Silver Street, Wrington, BS40 5QE

Price: £175,000

- Exciting and rare renovation project
- Central village location
- Planning granted for conversion to a two-bedroom dwelling
- Currently used as office and storage
- Fabulous rental potential
- No onward chain

Situated on picturesque Silver Street in the Heart of Wrington Village ‘The Old Chemist Shop’ has in recent years been occupied as a business premises but now has full granted planning permission for its conversion to a two-bedroom dwelling.

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DESCRIPTION
Full details relating to the planning permission can be found on North Somerset councils planning website on 7/P/2613/CUPA.

The property is situated centrally in the village with easy level access to the local shops, amenities and school and could still suit a buyer looking for a commercial premise. The current configuration comprises an open plan ground floor office with kitchen area and storage area and small bin store. On the first floor there is a further office which is currently used purely for storage which is accessed via an enclosed stair case from the ground floor. The property already has the benefit of gas central heating and some double glazing.

The Old Chemist shop is being brought to the market with the benefit of no onward chain.

DIRECTIONS
Travelling from the Clock House on School Road, turn left at the junction onto High Street. Continue around the corner to the left onto Silver Street and just pass the turning for Lawrence Grove on the left hand corner your will find the Old Chemist shop.

SITUATION
Situated with good access to local amenities and surrounded by beautiful countryside, Wrington (www.wringtonsomerset.org.uk) is the jewel in the crown of the Wrington Vale and one of the most sought after villages in North Somerset. Picturesque with a lengthy and interesting history, it benefits from facilities usually reserved for a larger town, including two pubs (one with an excellent restaurant), church and a chapel, a primary school (awarded ‘Outstanding’ by Ofsted), post office, public transport, petrol station, pharmacy, dentist, coffee shop, grocery shop, off licence/convenience shop and even two florist/gift shops (one in the village centre and one on the outskirts). Secondary schooling is available at nearby Churchill Academy and Sixth Form Centre (www.churchill.n-somerset.sch.uk), also recently awarded ‘Outstanding’ by Ofsted (with transport for local children provided daily), and which also benefits from a modern sports complex open to the general public. Further schools, both state and private, are at Bristol, Backwell, Wraxall and the Chew Valley. The area around is well known for its beauty and offers a variety of community pursuits. Indeed, riding, walking, fishing, sailing and dry skiing are just some of the activities available within a few miles. The village itself is within commuting distance of Bristol and the seaside town of Weston-super-Mare and there is access to the motorway network at Clevedon (junction 20) and St. Georges (junction 21). There is an international airport at Lulsgate and a mainline railway station at Yatton.

EPC rating G

We have noticed ... If you are looking for a property that offers exceptional scope for renovation then look no further than the Old Chemist shop as this superb blank canvas is exactly that. This truly is an increasingly rare opportunity to create a quaint country cottage or indeed an urban styled mews or something in between.