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Bay Tree, 61 Frensham Road, Lower Bourne  
Farnham, Surrey GU10 3HL

## Bay Tree, 61 Frensham Road, Lower Bourne Farnham, Surrey GU10 3HL

Price £750,000

A distinctive landmark building currently a well known local restaurant with planning permission (WA/2011/0107) to convert into a family residence. Should the conversion to a house take place the end product would be an excellent double fronted period property under a pyramid slate roof. The property would also boast 4 bedrooms on the first floor with a bathroom and downstairs would offer 2 or 3 reception rooms and a kitchen. There is also a conservatory and a cellar sporting a 5' (1.52m) head height. To the front of the property there is a decent sized gravel courtyard providing numerous off street parking opportunities and indeed access to the garage. To the rear there is a decent sized rear garden.

We have considered the potential for this building;

- 1 – Convert to a decent size family house set in a prime residential area. We believe the conversion would be quite simple and straight forward.
- 2 – Purchase the property as a going concern currently a restaurant with staff accommodation above for either one's own use or to let to a restaurateur.
- 3 – As there is currently commercial use we believe it would be relatively simple to change the use to offices or even possibly a shop.

Set in the highly prized village of Bourne which lies immediately to the south of Farnham and offers day to day amenities including a local shop/post office, chemist, doctor and veterinary surgeries and a pub. Desirable state and private schools are conveniently placed whilst the area is surrounded is beautiful countryside. For expanded requirements the Georgian façade centre of Farnham is approximately 2 miles distant offering an excellent range of local and national stores along with a variety of pubs, restaurants, cafes and wine bars. Also centrally placed is Farnham's station which offers a rail link to London Waterloo.

### Grounds:

#### Outside to Front

Gravelled area offering parking for several vehicles.

#### Outside to Rear

Good size predominantly lawned area and enclosed on all boundaries, enjoying a high degree of seclusion.

#### Single Garage

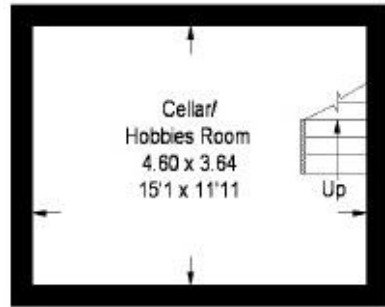
With electric up and over door, power and light

#### Directions

Proceed out of Farnham via Firgrove Hill and continue straight ahead at the traffic lights towards Frensham. Drive through Lower Bourne passing the little cluster of shops and the property will be found a short way along on the left hand side.

# Frensham Road Lower Bourne, Farnham

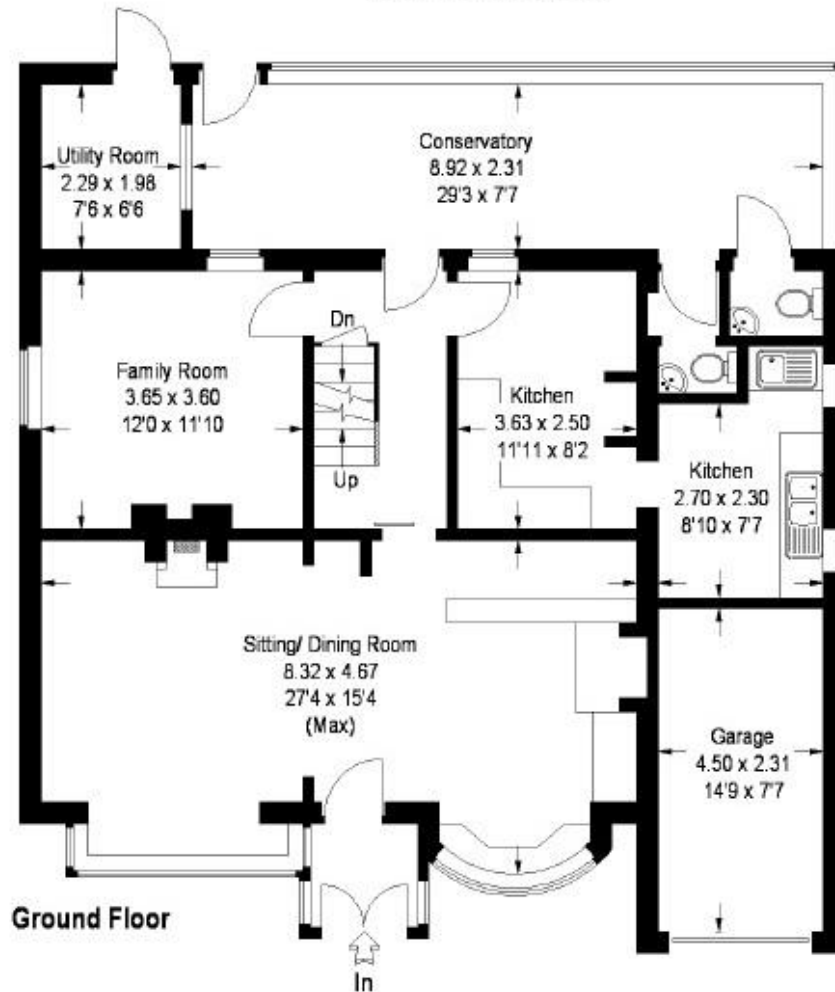
Approximate Gross Internal Area (Including Garage) :- 181 sq m / 1948 sq ft  
 Cellar :- 17 sq m / 183 sq ft  
 Total :- 198 sq m / 2131 sq ft



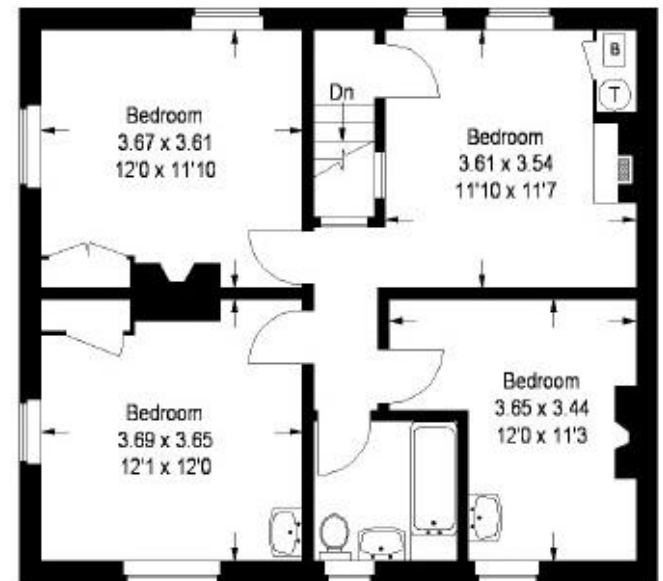
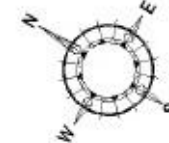
Cellar

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Ground Floor



First Floor

Viewing is by prior arrangement.  
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 Sales: 01252 715031 Lettings: 01252 719513  
 Facsimile: 01252 726194 Email: farnham@wprhomes.co.uk  
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