



GUIDE PRICE £499,950  
HIGH STREET, BARROW UPON SOAR,







This extraordinary property presents a once in a lifetime opportunity to own a truly remarkable character-filled building located on a bustling High Street in the highly sought-after Charnwood area. Boasting a rich history as a former MOT test centre, this versatile property offers a range of possibilities with its spacious interior, four bedrooms, one bathroom, numerous outbuildings, and an expansive plot at the rear.





Upon arrival, you'll be captivated by the charm and uniqueness of this property. Its distinctive character stands out among the neighbouring buildings, making it a truly special find. The rich heritage and previous use as an MOT test centre add to its allure and provide a sense of nostalgia and authenticity.

The interior of the property offers ample space and versatility. With four generously sized bedrooms, there is room for a growing family or the potential to convert some of the spaces to suit your specific needs. The presence of a well-appointed bathroom ensures convenience and comfort for residents and guests alike.

In addition to the main building, this property boasts multiple











outbuildings, which further enhance its potential. These additional structures can be utilized for various purposes, such as a home office, workshop, storage, or even converted into additional living spaces, subject to necessary permissions.

One of the standout features of this property is the vast plot situated at the rear. This sizable area provides an incredible opportunity for development or customization according to your personal requirements. Whether you envision a stunning garden oasis, an extension to the existing property, or the creation of a separate dwelling, the possibilities are truly endless. The abundance of space allows you to let your imagination run wild and turn this property into something truly extraordinary.







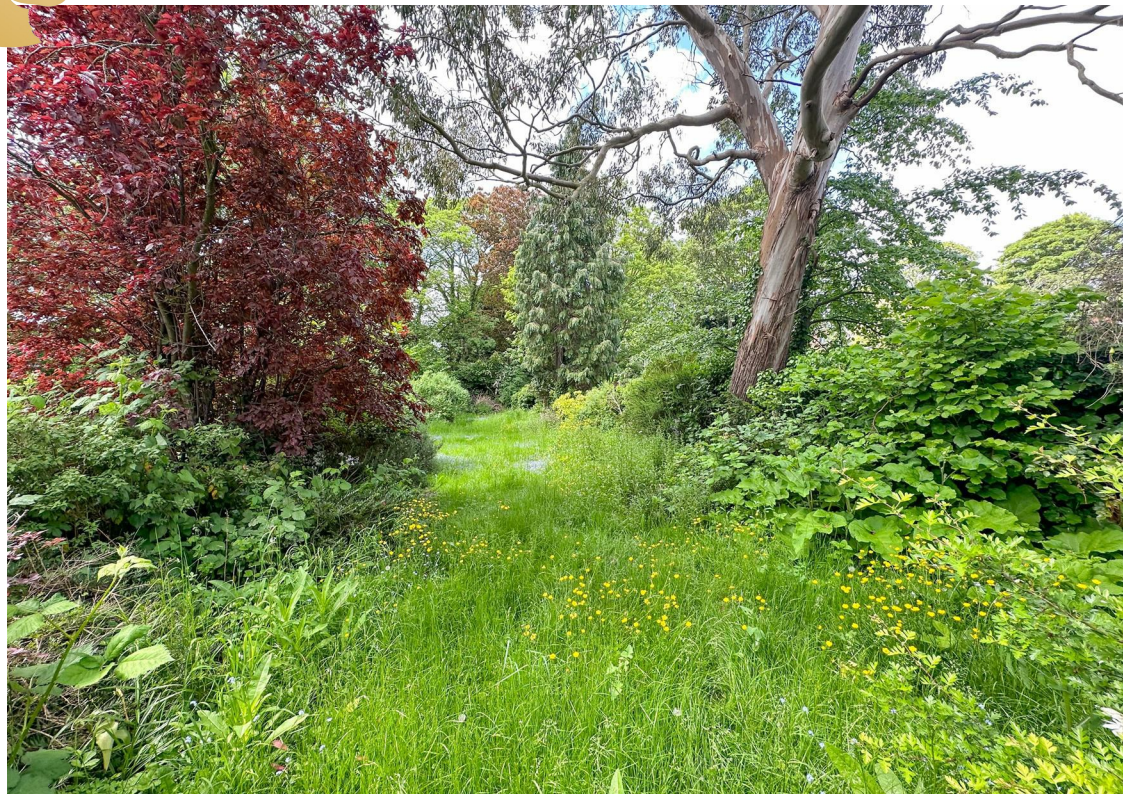
Beyond the incredible potential for development, this property also offers an attractive proposition for those considering a retail venture. Located on a thriving High Street, it presents an ideal location for a variety of commercial purposes. This property provides a rare opportunity to make your business dreams come true in a prime location. (subject to relevant consents)

In summary, this residence, with its fascinating history and untapped potential, represents an exceptional opportunity for those seeking a unique and character-filled property in the highly desirable Charnwood location. Whether you're looking for a spacious family home, an investment with development prospects, or a prime retail space, this property has it all. Don't miss out on this rare gem that has graced the public market—seize the chance to make it yours and embark on an exciting journey of personalization and transformation.







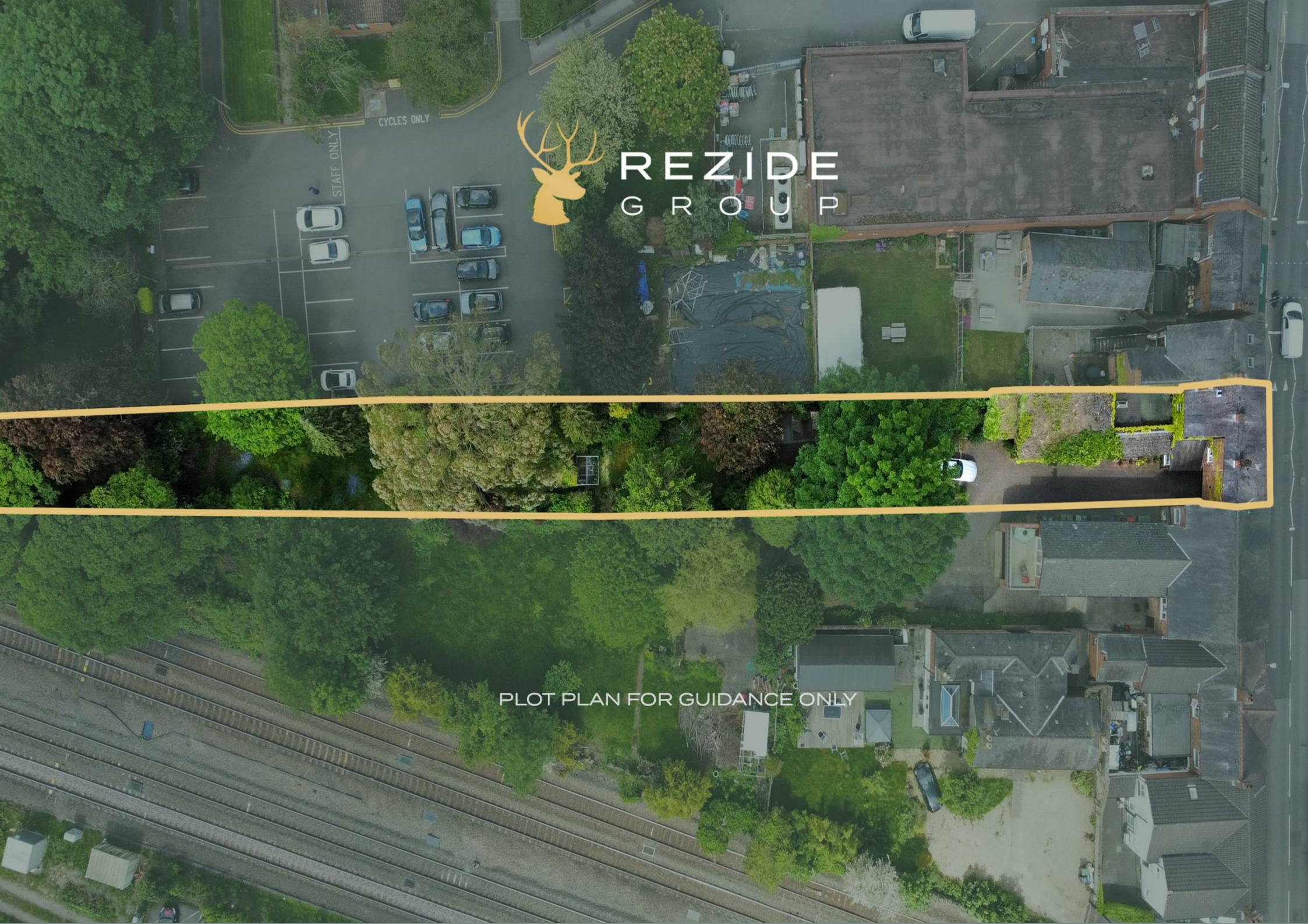






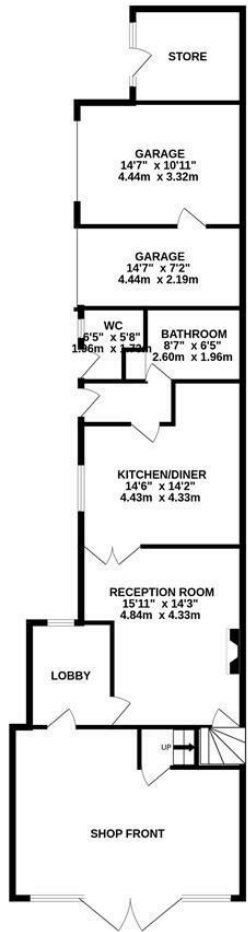
REZIDE  
GROUP

PLOT PLAN FOR GUIDANCE ONLY





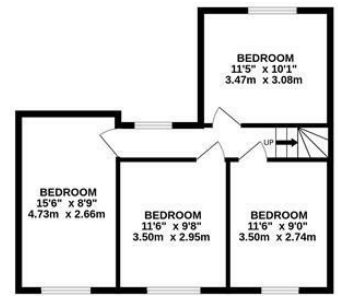
GROUND FLOOR  
1204 sq.ft. (112.3 sq.m.) approx.



CELLAR  
102 sq.ft. (9.5 sq.m.) approx.



1ST FLOOR  
522 sq.ft. (48.5 sq.m.) approx.



TOTAL FLOOR AREA: 1832 sq.ft. (170.2 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.

Made with Metropix ©2023

