



The Old Forge, Harlow Road
Roydon, CM19 5HH

£985,000

Property Features

- Unique Opportunity
- Grade II Listed Detached House
- Retail/Light Industrial Building
- 1884sq ft & 1338sq ft respectively
- Mature Gardens
- Off Street Parking
- Central Village Location
- Short Walk to Station

Full Description

A charming character property with detached commercial premises. Excellent development potential (stpp)

This is a rare opportunity to acquire this freehold Grade II listed detached family home benefitting from a self-contained retail and light industrial premises in the heart of the lovely village of Roydon, walking distance of train station. The property itself features five reception rooms, large kitchen/breakfast room, three/four generous sized bedrooms, family bathroom and master en suite.

Externally to the rear are well established gardens with shrubbery borders, laid to lawn and off-street parking for three vehicles.

The Old Forge is a fantastic opportunity should someone wish to pursue their hobby or business from home. There is also potential to let out part or whole of the commercial premises and become a landlord. Viewings are highly recommended and are strictly by appointment only.

Grade II listed detached residential home – 1884sq ft
Detached commercial premises – 1338sq ft







GROUND FLOOR

1ST FLOOR

TOTAL APPROX. FLOOR AREA 1884 SQ.FT. (175.0 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of blocks, windows, doors 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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TOTAL APPROX. FLOOR AREA 1208 SQ.FT. (112.3 SQ.M.)
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements