

# FOR SALE

7,416 Sq Ft (688.95 Sq M)

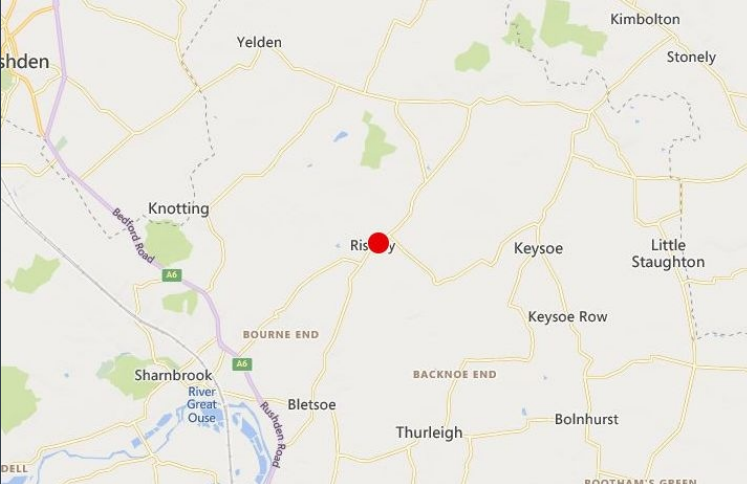
- Potential For Redevelopment (subject to planning)
- Separate Day Centre/Annex
- Large Rear Garden
- Parking to Front & Side



## Brook House

72 High Street, Riseley, Bedford, MK44 1DT





## LOCATION

- The premises are located on the High Street in the popular north bedfordshire village of Riseley
- Approximately 8 miles north of Bedford, 9 miles west of St Neots and 6 miles south east of Rushden
- Local amenities include a village shop, car garage and the Fox & Hounds public house
- Furthermore there is a playing field used by local cricket and football clubs, a village hall and a primary school



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## DESCRIPTION

- The property comprises two detached buildings situated to the front of a slightly elevated plot
- The main building is a former two storey detached house that dates back to the 17th century and has been extended with two wings to the rear
- The main property continues to run as a care home and provides entrance hall, lounge, dining room, conservatory, sitting room, kitchen, office and 13 bedrooms (10 single and 3 double)
- In addition, there are wc's within some bedrooms as well as separate wc and bathrooms on each floor
- The second detached building has been used as a day car centre in support of the main care home

## ACCOMMODATION

Ground Floor	415.45 SQ M	4,472 SQ FT
First Floor	273.5 SQ M	2,944 SQ FT
<b>Total</b>	<b>688.95 SQ M</b>	<b>7,416 SQ FT</b>

\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: TBA

## CONTACT:

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