



### Description

A sizeable and extremely versatile three storey Grade II Listed mid terrace property set in the heart of Bodmin town centre, formerly the George and Dragon public house, with a gated rear courtyard and former stables/outbuilding. The property has recently been re-roofed and currently has planning permission in place for both two dwellings and the previous planning approval for six self-contained apartments with works having commenced. The property would also lend itself to HMO use, with possibly further development potential in the former stables, upon which interested parties must make and rely upon their own planning enquiries of Cornwall Council Planning Department.

### Situated

Bodmin town centre has enjoyed recent regeneration, with a range of bespoke shops, cafes and restaurants, supermarkets and retail/business parks with excellent access to the A30/A38 road networks and a mainline railway station at Bodmin Parkway.

### Proposed Accommodation

#### Plot 1

#### Ground Floor

Open plan lounge/diner, kitchen and utility room.

#### First Floor

Landing, three bedrooms, office/study, box room and bathroom

#### Second Floor

Landing, master bedroom with en-suite shower room and dressing area, bedroom two with en-suite shower room

#### Outside

Garage and communal courtyard.

#### Plot 2

#### Ground Floor

Kitchen and bathroom

#### First Floor

Lounge and decked amenity area

#### Second Floor

Bedroom with en-suite WC.

#### Planning

A Grant of Conditional Planning

Permission and Listed Building Consent were issued on the 18th May 2022, under application numbers PA22/01648 & PA22/01649 for 'Conversion of old public house (Use class C\$) into 2 dwellings (Use class C3). The previous application for 6 self-contained residential flats was issued under application number PA18/03654 on the 22nd June 2018 with works having commenced and extant.

#### Viewings

Strictly by prior appointment



with Stratton Creber Bodmin 01208 74422. General Enquiries Countrywide Property Auctions 01395 275691.

#### EPC Rating

Exempt – Grade II Listed.

#### VOA Rateable Value

£1,125