



# FOR STARTERS



OFFERS IN EXCESS OF  
£400,000

## MAIN COURSE

A unique and versatile opportunity awaits just outside the historic town of Stratford-upon-Avon and within easy reach of the picturesque Cotswolds. This distinctive detached property presents an exciting proposition for a wide range of buyers.

Currently arranged as a fully equipped wellbeing clinic, the property offers excellent scope for continued commercial use, appealing to practitioners and entrepreneurs within the wellness sector, including hair and beauty professionals, holistic therapists, dog groomers or wellness coaches. The established layout and setting make it ideal for those seeking a ready-made business opportunity in a growing and in-demand market.

Importantly, the property also offers clear potential for conversion to full residential use, subject to the necessary planning permissions\*\*, which the vendor is willing to apply for if required. This flexibility makes the property equally attractive as a lock-up-and-leave home, a rental or investment property, or an ideal first-time purchase, allowing buyers to tailor the space to suit their needs.

Situated in the highly sought-after village of Lower Quinton, the property enjoys a strong sense of community while benefiting from convenient access to Stratford-upon-Avon and the surrounding Cotswolds countryside. The village's popularity and continued demand add to the long-term appeal of the location.




Externally, the property benefits from outside space including a gravelled parking area providing ample customer or resident parking. In addition, there is a fully insulated cabin with electricity, offering further potential for home working, guest accommodation or additional income, subject to use.


This is a rare opportunity to acquire a property that combines flexibility, location and future potential. Early viewing is highly recommended to fully appreciate the scope on offer.

**\*\*Planning Permission:\*\*** Any reference to potential residential conversion or alternative use is subject to the necessary planning permissions and consents. Prospective purchasers are advised to make their own enquiries with the local planning authority. The vendor has advised that they would be willing to apply for planning permission if required, but no assurances can be given that consent will be granted.




## KEY INGREDIENTS

 Tenure  
Freehold

 Council Tax  
Band - A

 EPC  
Band - C

 East Facing

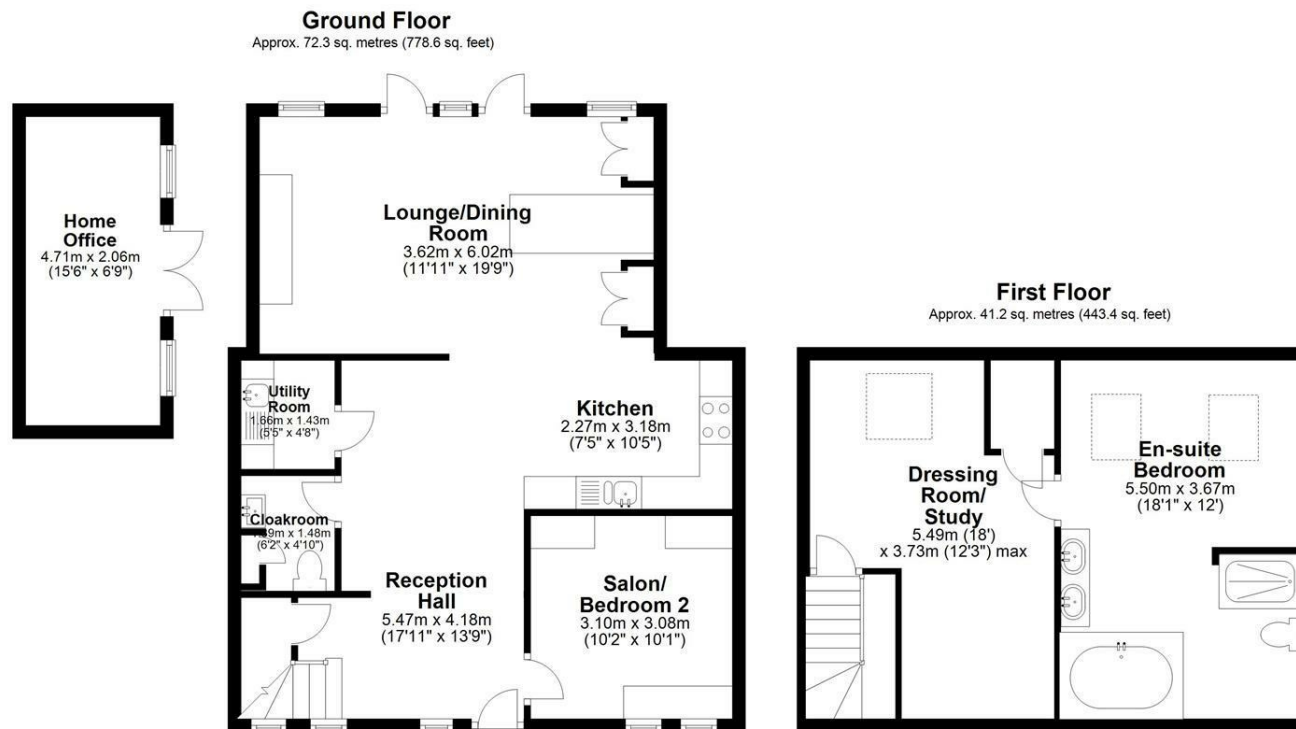
 Mains Services  
Oil, Water, Electric

 Heating System  
Oil Heating

  
Lower Quinton  
Primary School

WHY NOT TAKE  
A LOOK INSIDE?  
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Total area: approx. 113.5 sq. metres (1222.0 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Details and measurements within are not intended to form part any contract.  
Plan produced using PlanUp.

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