



Mission Hall, Church Row, Little Hinton for sale 2020 £70,000

Former mission hall

Art workshop use currently

Power and light connected

Potential conversion to residential

Planning permission required

With current planning permission to use as an Art Workshop (Sui Generis), this former, non listed, mission hall offers an opportunity for conversion into a residential, one bedroom, dwelling (subject to planning) or use as a workshop/local store. To be converted into a one bedroom, it is thought a mezzanine floor could be potentially added with stairs leading up to a bed area with kitchen and bathroom immediately below open-plan to a living area to the front.

As a one bedroom dwelling, the situation, within the foothills of the Ridgeway on the North Wessex downs area of outstanding natural beauty, makes the property an ideal holiday home. Similar holiday homes within the area are known to generate £20,000 to £25,000 per annum.

There is power to the property, but as far as we are aware, no water or sewage connected. The property is currently accessed via a footpath from the main road with potential to add parking to the immediate frontage by some, fairly heavy, excavation accessed via the council (assumed) land. However, there is street parking located near the village church some few hundred yards up the road.

The property is situated in the heart of this picturesque downland village on the edge of the North Wessex Downs, an area of outstanding natural beauty. The village has a church opposite the property. Nearby Bishopstone has a Good Food Guide public house which serves organic produce and hosts various events such as Pigstock, Pig racing and a Classic Car Day. The Ridgeway National Trail is just up the road and is used by many walkers and cyclists. There is a well-supported primary school in Bishopstone with more extensive amenities available in Shrivenham, some 5 miles away. Hinton Parva is accessible to either historical Oxford or the commercial centre of Swindon for the railway station to London (Paddington 58 minutes from Swindon) and the M4 and M5 motorways.

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