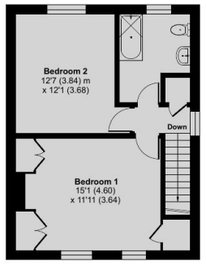
St Johns Street, Farncombe, Surrey, GU7

Approximate Area = 1210 sq ft / 112.4 sq m
Outbuildings = 1130 sq ft / 104.9 sq m
Total = 2340 sq ft / 217.3 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Seymours Estate Agents. REF: 1405013

Bedrooms	Bathrooms	EPC Rating	Sq Ft	Station	Council Tax	Service Charge	Ground Rent
2	1	E	2340	0.2 miles	Band D	NA	NA

Services - The property has mains water, electricity, gas fired central heating to radiators and mains drainage.
Fixtures & Fittings - We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.
Viewing - Strictly by appointment through Seymours Estate Agents, 116 - 118 High Street, Godalming, Surrey, GU7 1DJ.

Seymours



6,8,8A St John's Street, Farncombe, Surrey, GU7 3EJ

£650,000 Freehold

A generously proportioned mixed-use property of approximately 2,340 sq ft, offering a two-bedroom home alongside extensive former retail and workshop space. Ideally positioned in the heart of Farncombe, the property presents a rare opportunity for buyers looking to create a bespoke home or workspace within walking distance of schools and the mainline station.





Seymours

Your property partner for life

Positioned in a prominent and highly accessible location on St John’s Street in Farncombe, this substantial mixed-use property presents a rare and exciting opportunity to acquire a building of exceptional scale and versatility, offering significant scope for refurbishment, conversion or redevelopment, subject to the usual consents.

The property combines a two-bedroom residential element with an extensive range of former retail, workshop and storage spaces, providing a total floor area of approximately 2,340 sq ft, which is exceptional for this central Farncombe position.

The residential accommodation is arranged over two floors and currently provides approximately 1,210 sq ft. On the ground floor, the layout includes two reception rooms, a separate kitchen, conservatory and a ground-floor bathroom. Upstairs, there are two well-proportioned bedrooms. While the accommodation now requires comprehensive modernisation throughout, it offers a solid footprint with clear potential for reconfiguration or enhancement.

A defining feature of the property is the extensive attached outbuildings and former commercial spaces, extending to approximately 1,130 sq ft. These include a street-facing retail unit with display frontage, multiple interconnecting workshop areas, store rooms and ancillary spaces. The scale, ceiling heights and configuration of these areas provide a wide range of possibilities and will be of particular interest to developers, investors or owner-occupiers seeking a live/work opportunity or conversion potential, subject to planning approval.

To the rear of the property is a private courtyard and garden area, offering additional outdoor space and further scope for improvement or re-use. The property benefits from rear access and a service area, enhancing its practicality for a variety of future uses.



St John’s Street is well positioned for everyday convenience, with Farncombe village amenities close at hand and Farncombe mainline station within easy reach, providing direct rail services into London. Godalming town centre is also readily accessible, making the location particularly appealing from both a residential and investment perspective.

Offered to the market with no onward chain, this is a rare opportunity to acquire a property of this size, flexibility and potential in such a well-connected Surrey location.









