

Bath Office  
35 Brock Street, Bath BA1 2LN  
T: (+44 (0)1225 333332  
E: bath@cobbfarr.com

Bradford on Avon Office  
37 Market Street, Bradford on Avon BA15 1LJ  
T: (+44 (0)1225 866111  
E: bradfordonavon@cobbfarr.com

cobbfarr.com

**COBB  
FARR**

Bath & Bradford on Avon

**COBB  
FARR**

Bath & Bradford on Avon

Residential Sales



## 24 Tory, Bradford-on-Avon, BA15 1NN

Situated in a highly desirable, elevated position observing objectively the best views over town, this former Weavers cottage has been thoughtfully renovated by previous owners, and now offers a well-balanced blend of modern comforts and retained period features, complemented by a particularly attractive garden.

Tenure: Leasehold

£415,000



Situation

24 Tory is located on the peaceful, northern slopes of Bradford on Avon thus affording a panoramic vista across the town and countryside beyond.

Bradford on Avon itself, a charming market town, provides an excellent range of retail outlets, both individual and to include large stores such as nearby Sainsbury’s. In addition there are many amenities to include tennis courts, swimming baths, library and health centre together with a good selection of restaurants.

Other surrounding towns include the county town of Trowbridge, Frome, Warminster and Chippenham.

The World Heritage City of Bath is also within approximately 6 miles, providing a much fuller range of retail outlets together with many other amenities to include: The Theatre Royal, Thermae Spa, plus a wide selection of schools.

Communications are excellent, with the railway station providing direct access to Bath, Bristol, while London Paddington is accessed via Bath, Bristol and London Waterloo via Salisbury.

General Information

Services: We are advised that all mains services are connected.  
Heating: Gas fired central heating  
Tenure: Leasehold with 106 years remaining on the lease  
Ground Rent: £60 per annum  
Local Authority: Wiltshire Council  
Council Tax Band: Band C – £2,275.51

Important Notice: Cobb Farr, their clients and any joint agents give notice that: They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning; building regulation or other consents and Cobb Farr have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Description

Ground Floor

**Living Room** With part glazed external stable door, front aspect stone mullion windows with secondary glazing, exposed stone, log burner within fireplace featuring stone surround mantelpiece and hearth, radiator, stairs rising to first floor.

**Kitchen** With tiled flooring, underfloor heating, part glazed external stable door, a range of floor and wall mounted units with granite worktops incorporating a stainless steel sink with mixer tap and drainer, integrated fridge freezer, oven, dishwasher, washer dryer, and hob, open plan to:

**Dining Room** With tiled flooring, front aspect stone mullion windows with secondary glazing, radiator, fireplace featuring stone surround mantelpiece and hearth.

First Floor

**Bedroom 1** With front aspect windows with secondary glazing, built in storage cupboard, radiator.

**Bedroom 2** With front aspect windows with secondary glazing, built in storage cupboard, exposed stone, radiator.

**Bathroom** With tiled flooring, underfloor heating, WC, hand wash basin, double width walk-in shower, bath with shower head attachment, wall mounted mirrors, built in storage, heated towel rail, front aspect window with secondary glazing.

**Externally** The property benefits from a private garden to the front of the property. A gate opens to stone steps leading down to a good-sized deck area providing a wonderful space to take in the superb, southerly views across the town towards Salisbury Plain. There are further tiered areas with wild flower meadow style planting. There is also a useful garden storage outbuilding and external power point.

Key Features

- Phenomenal views
- Period cottage
- Vendor suited
- 2 double bedrooms
- Grade II listed
- Open-plan modern kitchen
- Enviaible position in town

Floor Plan

