

# Elder Cottage,

5 Barcroft, Maiden Bradley BA12 7JR

COOPER  
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TANNER



£340,000 Freehold

Elder cottage is a very attractive barn conversion in a fabulous position surrounded by countryside within this sought after village on the Somerset/Wiltshire border.

# Elder Cottage, 5 Barcroft, Maiden Bradley, BA12 7JR

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**£340,000 Freehold**

## DESCRIPTION

The property is situated on a private, quiet small development of converted barns with a green opposite and country walks from the door. Offered for sale with no onward chain.

Throughout the property the accommodation is well proportioned with many charming features.

The front door opens into an entrance hall which gives access to the downstairs cloakroom and the living room. The living room is a great size and features a wood burning stove which takes centre stage. To the back of the barn is the kitchen/dining room, another great size space with a range of wall and base units, room for appliances and space for a table and chairs. Double doors open onto the back gardens.

On the first floor there are two newly carpeted double bedrooms, a bathroom and a loft space.

## AGENT'S NOTE

The property benefits from a new boiler.

## OUTSIDE

There are attractive gardens with a seating area that is bordered by a range of mature plants and shrubs.

There is a double garage with power and parking space. Elder Cottage is an ideal lock up and leave holiday let or comfortable home.

## LOCATION

Maiden Bradley benefits from a public house which has recently been renovated. It also offers good access to the nearby A303, which in turn provides excellent road links to London to the east and Exeter to the west. There Local attractions include Longleat House and Safari Park, Shearwater Lake, Stourhead, Stonehenge and Salisbury Plain. There are good rail connections at nearby Frome, Warminster and Westbury.







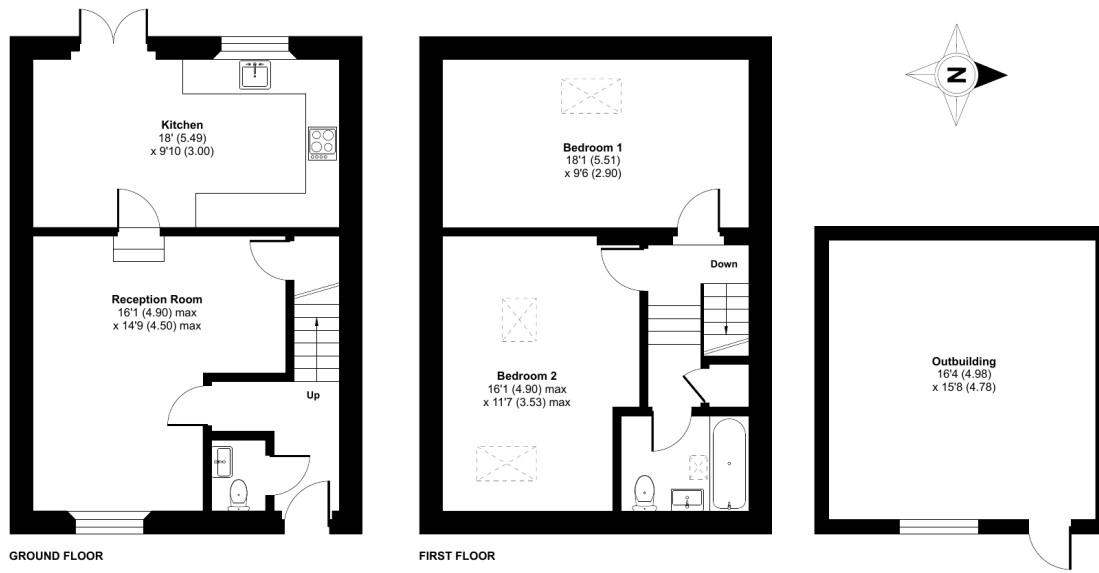
## Maiden Bradley, Warminster, BA12

Approximate Area = 956 sq ft / 88.8 sq m

Outbuilding = 256 sq ft / 23.7 sq m

Total = 1212 sq ft / 112.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2023. Produced for Cooper and Tanner. REF: 974274



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