

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

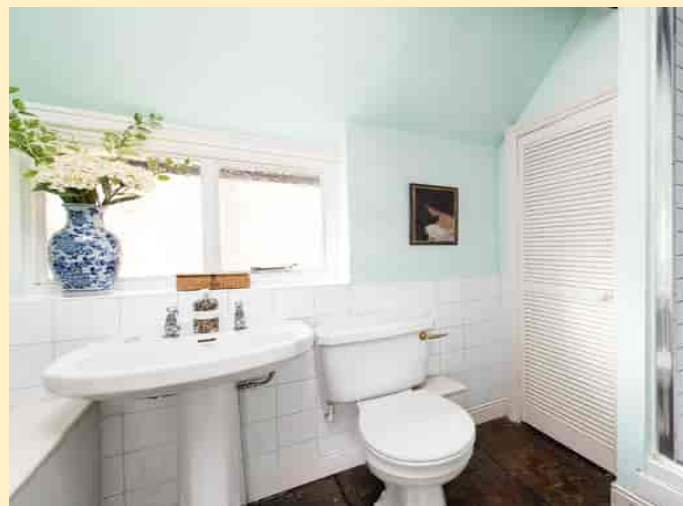
**COBB
FARR**

Bath & Bradford on Avon

**COBB
FARR**

Bath & Bradford on Avon

Residential Sales



13 Barton Orchard, Bradford-on-Avon, BA15 1LU

Situated in a tucked away position, this Grade II listed mid terrace weavers cottage retains much of its original character and charm and benefits from 2 double bedrooms, en suite facilities and a small paved area to the front.

Tenure: Freehold

£349,000

Situation

Barton Orchard is one of the town's hidden gems, tucked away in an extremely quiet position towards the base of the northern slopes, it offers far reaching views from the upper floors yet only a few minutes walking to the centre of the town. Bradford on Avon is a charming market town with many facilities and amenities including; a range of individual shops, supermarkets, swimming pool, library, doctors and dental surgeries, countryside walks along the River Avon from the Tithe Barn and the Kennet and Avon canal and a mainline railway station providing direct access to the cities of Bath and Bristol. There are two primary schools, Fitzmaurice and Christchurch and a secondary school, St Laurence which is extremely well thought of.

The World Heritage City of Bath is approximately 7 miles distant and provides a full range of amenities with excellent shopping facilities, The Theatre Royal, Thermae Bath, cinema, numerous restaurants, many schools and a mainline railway station providing direct access to London Paddington.

The M4 motorway is also within easy access with junctions 17 and 18 both approximately 16 miles away.

Ground Floor

Sitting Room – Accessed via solid wooden front door with mat well, front aspect, Georgian style double sash windows having wide wooden window cill, radiator, stone fireplace with inset gas fire and tiled hearth, meter cupboard, feature exposed stone vault area, spiral wooden staircase rising to:–

First Floor Landing – With stairs rising to second floor and doors to bedroom 2 and Bathroom.

Bedroom 2 – With front aspect Georgian style double sash window, radiator wall lights.

Bathroom – With low flush WC, wash hand basin, panelled bath having wall mounted shower over glazed shower screen, partly tiled walls, tiled flooring, extractor fan.

Third Floor

Kitchen – With partially glazed door giving access to the rear of the property, stairs rising to 4th floor, a range of floor and wall mounted units having work surface areas incorporating ceramic 1½ bowl sink with mix a tap and drainer, 4 gas hob, built-in oven, space and plumbing for washing machine, tiled splashback, front aspect Georgian Style double sash window having wide wooden window cill, radiator, exposed stone wall, feature fireplace, rear aspect window.

Fourth Floor

Bedroom 1 – With exposed original wide elm floorboards, front aspect Georgian style double window having wide wooden window cills, radiator, exposed timbers, storage and hanging space, access to loft space, door to

En Suite Shower Room – With low flush WC, wash hand basin, shower cubicle with glazed doors and rainforest style shower, partly tiled walls, original wood floorboards, exposed timbers, rear aspects obscure glazed window, louvre door cupboards including one house gas fired boiler providing domestic hot water and central heating.

Externally – To the front, the property there is a paved area suitable for a bistro table and chairs.

To the rear stone steps lead up to the rear wrought iron railings. Below the steps there is a shared, secure storage space.

General Information

Services: We are advised that all mains services are connected.
Heating: Gas fired central heating
Local Authority: Wiltshire Council
Council Tax Band: Band D – £2,559.95

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.

Key Features

- Grade II listed weavers cottage
- 2 double bedrooms
- En suite facilities
- Southerly views
- Period features throughout
- Paved seating area
- Tucked away position close to town centre

Floor Plan

