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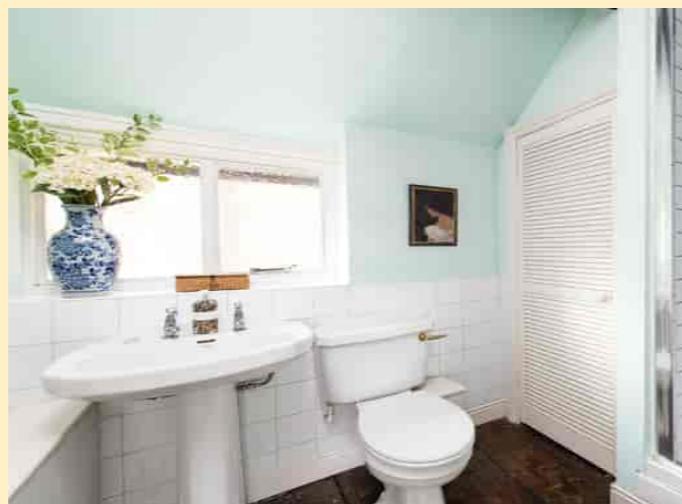
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Residential Sales



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.

Description

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.

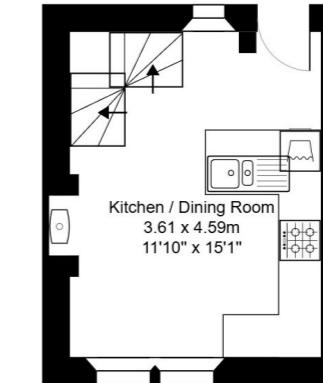
To the rear stone steps lead up to the rear wrought iron railings. Below the steps there is a shared, secure storage space.

Key Features

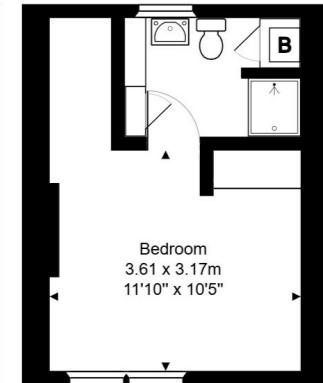
- Grade II listed weavers cottage
- 2 double bedrooms
- En suite facilities
- Southerly views
- Period features throughout
- Paved seating area
- Tucked away position close to town centre

Floor Plan

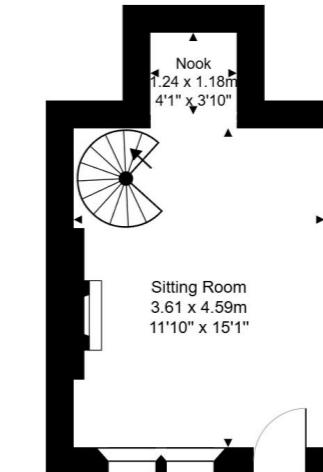
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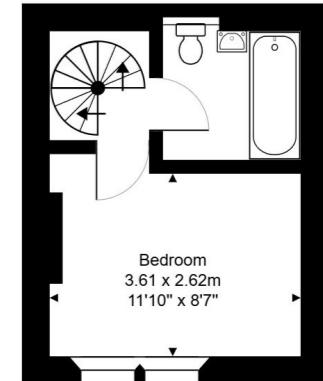
Second Floor
Area: 17.1 m² ... 184 ft²



Third Floor
Area: 18.3 m² ... 197 ft²



Ground Floor
Area: 18.3 m² ... 197 ft²



First Floor
Area: 17.1 m² ... 184 ft²

Total Area: 70.8 m² ... 762 ft²

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent.
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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

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