



Tor House

36-37 Newtown

Bradford-on-Avon

BA15 1NF

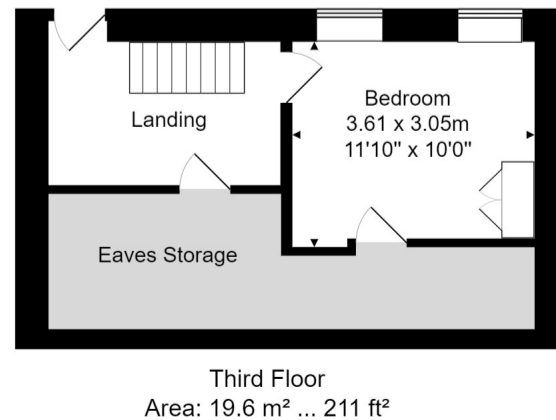
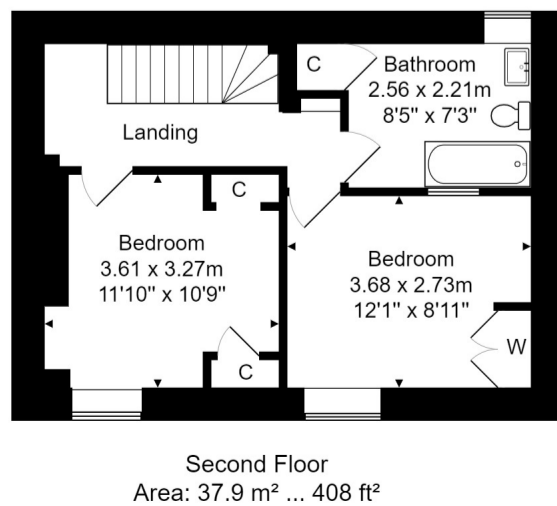
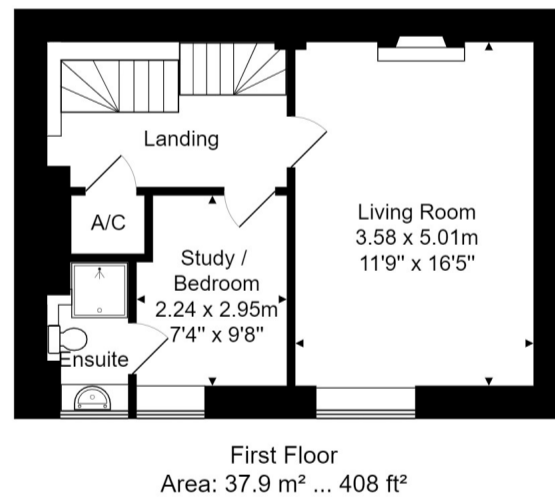
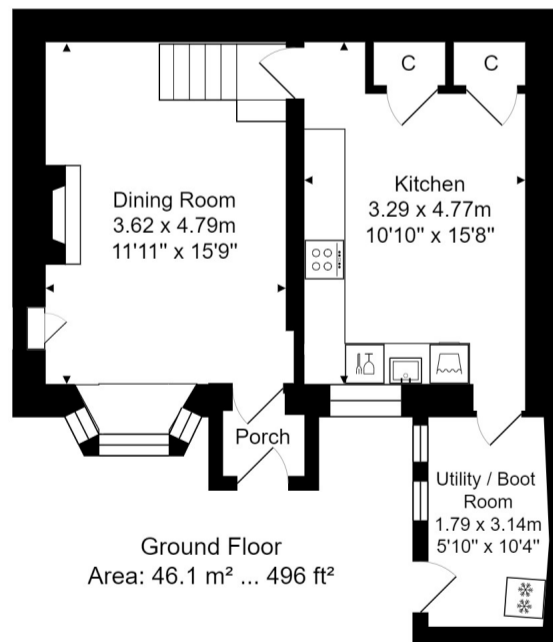
An attractive house in the heart of Bradford on Avon with parking, breathtaking views over the town and flexible accommodation.

Property Features

- Charming characterful property
- Walking distance into town
- Off street parking
- Breathtaking views over the town
- Flexible living accommodation
- Solar panels
- Vendor suited

Tenure: Freehold

£575,000



Total Area: 142.7 m² ... 1536 ft² (excluding eaves storage)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser. Area includes internal and external wall thickness
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Accommodation

Ground Floor

Porch

With glazed door to:-

Dining Room

With front aspect bay window having secondary glazing, exposed stone open fireplace and chimney breast, wooden flooring, double panelled electric radiator, bookshelf built into recess, stairs rising to first floor, step with door to:-

Kitchen

With step down, range of floor and wall mounted units, quartz worktop, stainless steel sink with scored drainer and mixer tap, Stoves oven and induction hob, overhead extractor fan, partially tiled wall, front aspect bay window with secondary glazing, space and plumbing for washing machine, space and plumbing for dishwasher, space for fridge, pantry cupboard, storage cupboard, double panelled electric radiator, door to :-

Utility/Storeroom

With partially glazed door to the front courtyard, 2 double glazed side aspect windows, exposed painted stone walls, fitted wall cupboards.

First Floor

Landing

With stairs rising to second floor, doors leading to study, living room and airing cupboard.

Study

With front aspect sash window and secondary glazing, window seat, double panelled electric radiator, door to:-

Shower Room

With front aspect sash window with secondary glazing, shower cubicle with glazed screen and overhead electric shower, low flush WC, wash hand basin.

Living Room

With 2 front aspect sash windows with secondary glazing and window seats, double panelled electric radiator, feature fireplace with stone surround.

Second Floor

Landing

With Doors leading to bedrooms 1, 2 and bathroom, stairs rising to third floor, double panelled electric radiator, bookshelf built into recess.

Bedroom 1

With 2 front aspect sash windows with secondary glazing and window seat, fitted wooden wardrobes and overhead cupboards, double panelled electric radiator.

Bedroom 2

With 2 front aspect sash windows with secondary glazing and window seat, fitted wooden wardrobes and overhead cupboards, obscured blocked glass panel, double panelled electric radiator.

Bathroom

With rear aspect obscured double glazed window, bath with tiled surround, overhead electric shower, low flush Saniflo WC, wash hand basin with tiled splash back, linen cupboard.

Third Floor

Landing

With steps up to glazed door to garden, door to attic room, eaves storage cupboards, solar panel invertor, exposed beam.

Attic Room

With 2 rear aspect double glazed windows, exposed and painted brick wall, fitted cupboard, eaves storage cupboard, exposed beams, electric radiator.

Externally

Garden and Parking

The front of the property is approached via a recently installed brick block driveway with parking for one vehicle and electric car charging point. There is an area of courtyard with mature shrubs and plants with a wrought iron railing and ample space for displaying potted plants.

The rear garden consists of various terraced levels showcasing breathtaking and far-reaching rooftop views of Bradford on Avon. Accessed from the third floor, there is a sheltered area ideal for potting plants or outdoor hobbies with recently installed wooden steps leading you up to the first terrace with a decked seating area for enjoying the peaceful views over the town. Stone steps lead to a further terrace with a pond, various mature shrubs, plants and trees. On the third terrace there are 3 apple trees (2 dessert and 1 cooking), various fruit bushes including gooseberries and red currant and compost bins.



Situation

Tor House is situated on the northern slopes of Bradford on Avon, affording wonderful views across 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

'Tor House' is an attractive property nestled within the heart of Bradford on Avon on the Bath side of town. The handsome house offers flexible accommodation arranged over 4 floors and has many characterful features throughout. Upon entering through the front door, you are welcomed into a warm dining room with an attractive stone open fireplace. The dining room leads to the generous kitchen, which in turn leads to the utility/boot room.

On the first floor, the living accommodation continues with a front to back living room having a feature fireplace, a study and a recently installed shower room.

On the second floor there is a bathroom, with electric shower over the bath and 2 spacious double bedrooms, both benefit from fitted wardrobes/storage and large sash windows with window seats taking advantage of the glorious views.

The top floor provides an attic bedroom and door to the beautiful, terraced gardens overlooking the town.

Externally, the cottage boasts off street parking for 1 vehicle with EV charging port.

General Information

Services: We are advised that all mains services are connected with the exception of gas

Heating: Electric heating

Local Authority: Wiltshire Council

Council Tax Band: Band £2,824.81

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