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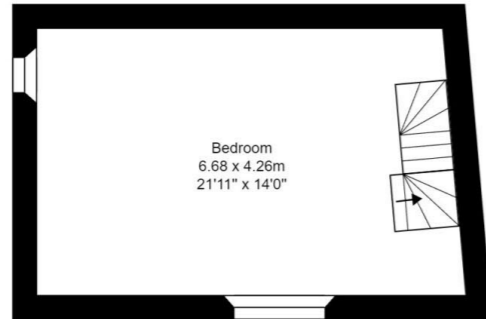
Residential Sales



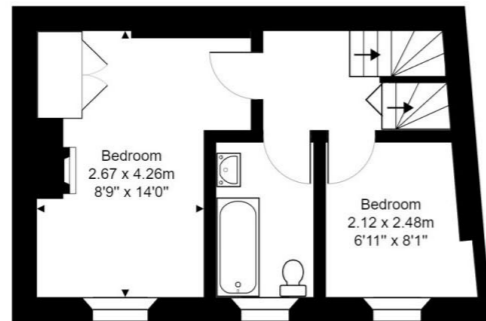
Turleigh, Bradford on Avon



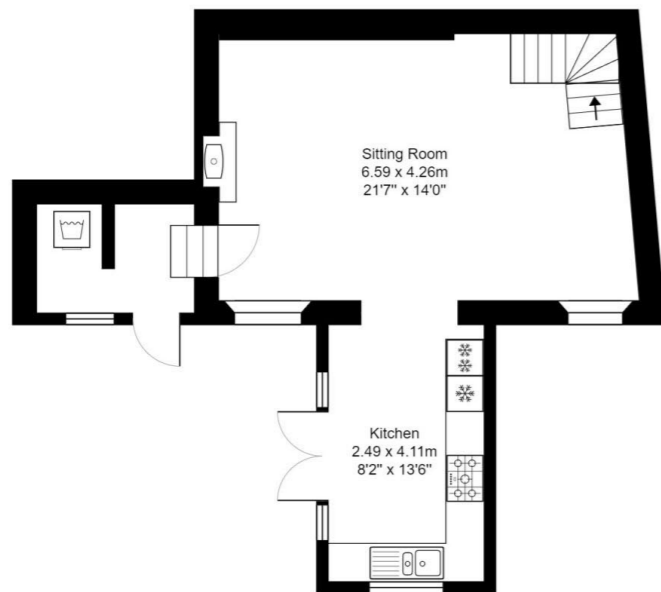
251 Turleigh



Second Floor
Area: 28.5 m² ... 306 ft²



First Floor
Area: 28.6 m² ... 308 ft²



Ground Floor
Area: 44.4 m² ... 478 ft²

Total Area: 101.5 m² ... 1092 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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251 Turleigh Bradford-on-Avon BA15 2HG

A charming 3 bedroom, period cottage, retaining a wealth of original features situated in the heart of the idyllic hamlet of Turleigh.

Tenure: Freehold

£575,000



Situation

The beautiful and charming hamlet of Turleigh is situated just a few miles from the picturesque market town of Bradford on Avon. Turleigh contains many attractive stone-built period properties and the entire village lies within a conservation area.

There is easy access to the River Avon, Kennet & Avon canal and the local railway station is a 15–20 minute walk away giving access to Bradford on Avon, Bath, Bristol and London.

The nearby village of Winsley also offers a local shop, health centre, post office, primary school and public house.

The town of Bradford on Avon offers a variety of shops and amenities to include a library, public swimming pool, post office and a health centre as well as numerous good restaurants. There is a wide selection of shops to include a delicatessen, bakery, jewellers and gift shops. In addition, there is also a railway station providing direct access to the cities of Bath, Bristol and London.

The Georgian city of Bath lies some 7 miles from Turleigh. It provides many amenities and facilities to include a number of fine restaurants and wine bars, excellent sporting facilities and a wide range of retail outlets. There is also a main line railway station providing direct access to London Paddington and the city of Bristol.

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 E – £2,555.32

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Description

No. 251 Turleigh is an attractive, stone built, semi-detached cottage retaining a wealth of character and period charm.

The property has a spacious and light living/dining room with stone mullion windows, an attractive Bath stone fireplace with inset woodburning stove and opens into the kitchen/breakfast room with a range of floor and wall mounted units and French doors opening onto the terrace.

The first floor provides 2 light filled bedrooms and a family bathroom. Bedroom 1 is spacious and located on the second floor with exposed A-frame and timbers.

Externally the property enjoys a level garden and terrace immediately to the front of the cottage and a detached cottage style garden with an abundance of plants and fruit trees.

Accommodation

Ground Floor

Entrance Hall

Accessed via partially glazed front door with radiator, wood flooring, obscure glazed front aspect window, space and plumbing for washing machine, step up to:-

Living/Dining Room

With front aspect windows with deep oak cills, radiator, stone fireplace with inset wood burning stove, exposed beams, stairs rising to first floor, step down to:-

Kitchen/Breakfast Room

With a range of floor and wall mounted units, work surface incorporation 1½ bowl stainless steel sink and mixer tap, Kenwood range with five gas burners and fan oven, stainless steel extractor fan, integrated fridge/freezer, dual aspect with window to front overlooking the garden and French doors with glazed panels to either side opening to the terrace, radiator, gas fired boiler providing domestic hot water and central heating, downlighting, stone flooring.

First Floor

Landing

With exposed timber beam, door to staircase rising to second floor, doors to bedrooms 2, 3 and bathroom.

Bedroom 2

With front aspect stone mullion window having oak cill, exposed timber beam, feature stone fireplace, radiator, built-in double wardrobe.

Bedroom 3

With front aspect stone mullion window having oak window cill, radiator, recessed oak shelf, exposed timbers.

Bathroom

With WC, wash hand basin, bath with telephone style taps and shower attachment, partially tiled walls, tiled flooring, extractor fan, downlighting, front aspect obscure glazed stone mullion window, exposed timber beam.

Second Floor

Bedroom 1

With rear aspect Velux window, front aspect window and small square window with deep cill, exposed A-frame timbers, downlighting, radiator.

Externally

Garden

The property is approached via a shared path and enjoys a garden and terrace immediately to the front of the cottage. In addition, there is a detached cottage style garden with an abundance of perennial plants, fruit trees, level lawned area and timber built garden shed and log store.