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Residential Sales



Ivy Terrace, Bradford on Avon







1 & 2 Ivy Terrace  
Bradford-on-Avon  
BA15 1QW

A handsome Grade II listed cottage, with deceptively spacious accommodation boasting many original features, a generous garden with far-reaching views and just a short stroll to the town centre.

Tenure: Freehold £525,000

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.  
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Area includes internal and external wall thickness  
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# Situation

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.

# 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 – £ 2,824.81

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# Description

No. 2 Ivy Terrace is a handsome Grade II listed property, originally built in the 1680s as 2 separate weavers cottages. The property has deceptively spacious, light and airy accommodation and boasts original features throughout.

The private rear garden enjoys wonderful views, multiple seating areas and a level lawned area with mature shrubs and planting.

The property offers flexible living space with a good sized kitchen/entertaining area, separate dining room, comfortable living room with inglenook fireplace and wonderfully light garden room. Upstairs, there are 2 double bedrooms, a further single bedroom, a recently refitted bathroom, separate WC and spacious landing.

# Accommodation

## Ground Floor

### Vestibule

Accessed via the front door with original flagstone flooring, door to:-

### Hallway

With doors leading to living room and dining room, door to staircase rising to first floor, double panelled radiator.

### Living Room

With inglenook fireplace having exposed stone surround and hearth, inset log burning stove and exposed wooden lintel over, front aspect triple stone mullioned window having secondary glazing and window seat, double panelled radiator.

### Dining Room

With rear aspect internal window having secondary glazing overlooking garden room, double panelled radiator, wood effect flooring, glazed door to garden room.

### Kitchen

With a range of floor and wall mounted units having granite worktops incorporating 1½ bowl stainless steel sink and drainer, integrated Bosch dishwasher, space for fridge/freezer, space and plumbing for washing machine, gas fired Baxi boiler providing domestic hot water and central heating, electric hob, wood effect flooring, double panelled radiator, being triple aspect with 2 rear aspect windows having secondary glazing, side aspect internal window overlooking the garden roomand front aspect window, downlighting.

### Garden Room

With downlighting, quarry tiled flooring, French doors to garden, double glazed windows to side.

## First Floor

### Landing

With side aspect stained glass window, doors to bedrooms 1 , 2, 3, family bathroom and separate WC lath and plaster ceiling with original exposed timbers, double panelled radiator, access to loft.

### Bedroom 1

Being dual aspect to both sides with secondary glazing, fitted wardrobes, double panelled radiator.

### Bedroom 2

With front aspect stone mullioned window having secondary glazing, original feature fireplace, double panelled radiator, access to loft space.

### Bedroom 3

With rear aspect sash window, double panelled radiator.

### Bathroom

Being recently refitted by Victorian Plumbing with low flush WC, enclosed bath having overhead shower and mixer tap, vanity unit with inset wash hand basin, partially tiled walls, heated towel rail, downlighting, double panelled radiator, obscured window with secondary glazing.

### Separate WC

With low flush WC, wash hand basin, tiled splashback, extractor fan.

## Externally

### Garden

Accessed from the garden room, the property enjoys a lovely paved and gravelled seating area with pathway leading to side access gate and the lawned garden with mature shrubs and planting. To the rear of the garden there is a further paved seating area and garden shed.

In addition, there is an attached stone outbuilding providing additional storage space.

