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Residential Sales



## 24 Tory, Bradford-on-Avon, BA15 1NN

Situated in a highly desirable, elevated position observing objectively the best views over town, this former Weavers cottage has been thoughtfully renovated by previous owners, and now offers a well-balanced blend of modern comforts and retained period features, complemented by a particularly attractive garden.

Tenure: Leasehold

£400,000

## Situation

24 Tory is located on the peaceful, northern slopes of Bradford on Avon thus affording a panoramic vista across the town and countryside beyond.

Bradford on Avon itself, a charming market town, provides an excellent range of retail outlets, both individual and to include large stores such as nearby Sainsbury's. In addition there are many amenities to include tennis courts, swimming baths, library and health centre together with a good selection of restaurants.

Other surrounding towns include the county town of Trowbridge, Frome, Warminster and Chippenham.

The World Heritage City of Bath is also within approximately 6 miles, providing a much fuller range of retail outlets together with many other amenities to include: The Theatre Royal, Thermae Spa, plus a wide selection of schools.

Communications are excellent, with the railway station providing direct access to Bath, Bristol, while London Paddington is accessed via Bath, Bristol and London Waterloo via Salisbury.

## Description

### Ground Floor

**Living Room** With part glazed external stable door, front aspect stone mullion windows with secondary glazing, exposed stone, log burner within fireplace featuring stone surround mantelpiece and hearth, radiator, stairs rising to first floor.

**Kitchen** With tiled flooring, underfloor heating, part glazed external stable door, a range of floor and wall mounted units with granite worktops incorporating a stainless steel sink with mixer tap and drainer, integrated fridge freezer, oven, dishwasher, washer dryer, and hob, open plan to:

**Dining Room** With tiled flooring, front aspect stone mullion windows with secondary glazing, radiator, fireplace featuring stone surround mantelpiece and hearth.

### First Floor

**Bedroom 1** With front aspect windows with secondary glazing, built in storage cupboard, radiator.

**Bedroom 2** With front aspect windows with secondary glazing, built in storage cupboard, exposed stone, radiator.

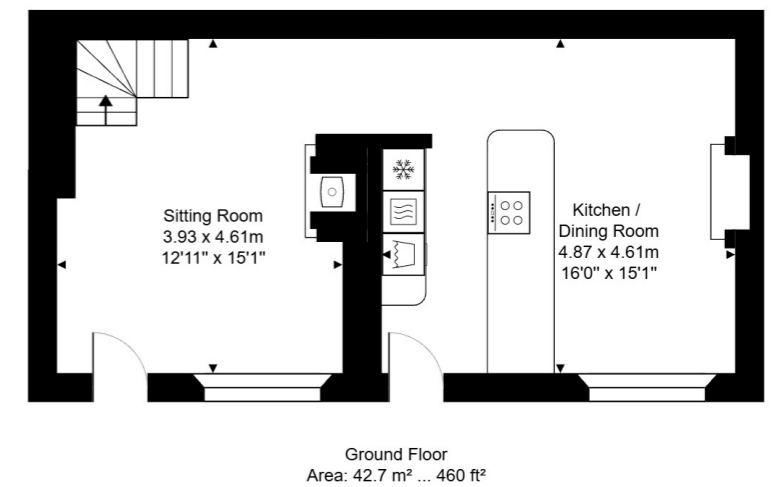
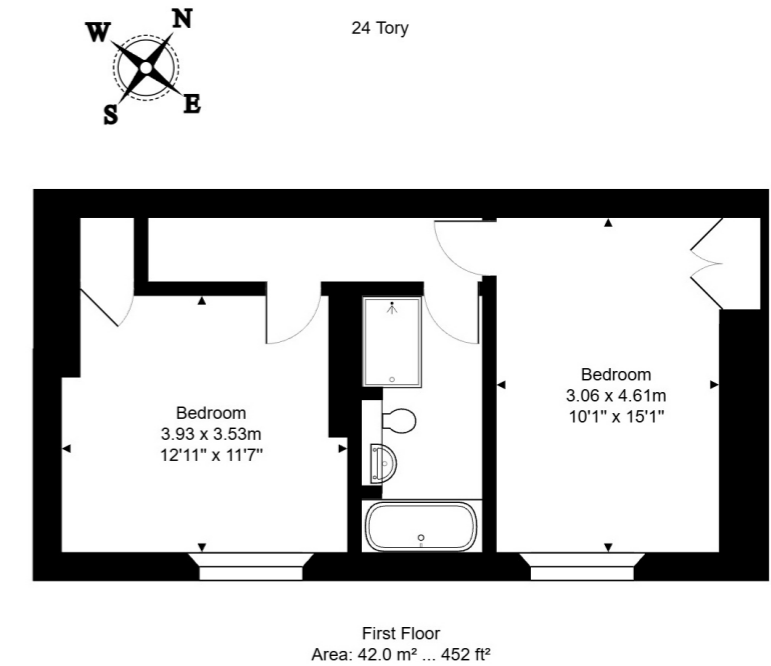
**Bathroom** With tiled flooring, underfloor heating, WC, hand wash basin, double width walk-in shower, bath with shower head attachment, wall mounted mirrors, built in storage, heated towel rail, front aspect window with secondary glazing.

**Externally** The property benefits from a private garden to the front of the property. A gate opens to stone steps leading down to a good-sized deck area providing a wonderful space to take in the superb, southerly views across the town towards Salisbury Plain. There are further tiered areas with wild flower meadow style planting. There is also a useful garden storage outbuilding and external power point.

## Key Features

- Phenomenal views
- Period cottage
- Vendor suited
- 2 double bedrooms
- Grade II listed
- Open-plan modern kitchen
- Enviaible position in town

## Floor Plan



Total Area: 84.7 m<sup>2</sup> ... 912 ft<sup>2</sup>

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

Tenure: Leasehold with 106 years remaining on the lease

Ground Rent: £60 per annum

Local Authority: Wiltshire Council

Council Tax Band: Band C – £2,275.51

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