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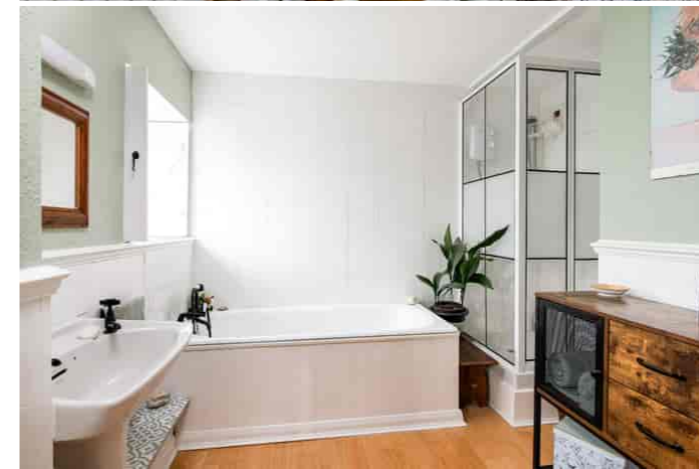
Bath & Bradford on Avon

Residential Sales

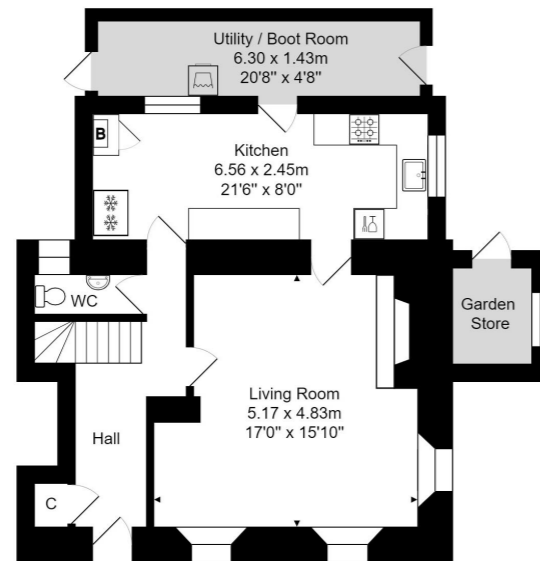
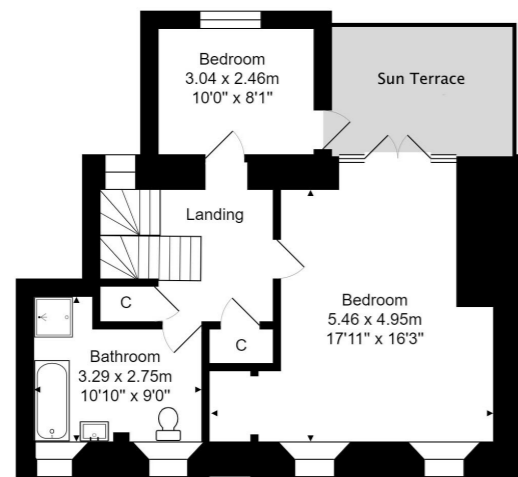
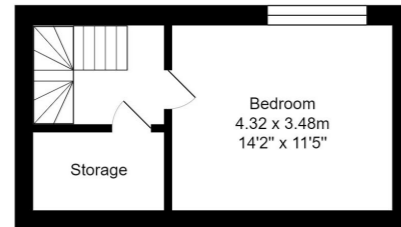


Trowbridge Road, Hilperton









Total Area: 134.0 m<sup>2</sup> ... 1443 ft<sup>2</sup> (excluding utility / boot room, balcony, garden store)

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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The Old Forge  
116 Trowbridge Road  
Hilperton  
BA14 7QQ

A characterful and spacious, Grade II listed cottage with a wealth of period features including an impressive inglenook fireplace and benefitting from off street parking for 2 vehicles.

Tenure: Freehold

Offers in Excess of

£400,000

## Situation

The Old Forge is situated in the heart of the village of Hilperton enjoying countryside views to the rear. Local amenities include a public house, garage with village store, primary school and pre-school.

Hilperton lies approximately 3 miles from Bradford on Avon, an historical market town with amenities including supermarket, individual retail outlets, doctors surgery and swimming pool. The county town of Trowbridge is also close by and provides many amenities, cinema complex further shopping facilities and sports centres.

The World Heritage City of Bath is approximately 10 miles distant with many restaurants and bars, a full range of retail outlets and sporting facilities. Cultural interests include Theatre Royal, Thermae Spa and numerous museums. Railway stations can be found in both Trowbridge and Bradford on Avon, providing direct access to the cities of Bath, Bristol and south Wales. The mainline station in Bath provides direct access to London Paddington.

## Description

The Old Forge is a beautiful, semi-detached, Grade II listed period property bursting with character and set in a village location.

A gated driveway provides off street parking for 2 vehicles, with the lawned garden to the side. The partially glazed, solid wood front door gives access to the entrance hall which in turn leads to the light and airy kitchen/diner, situated to the rear of the house, with a stable style door to the boot/utility room and partially glazed, double doors to the spacious sitting room. The sitting room boasts an impressive inglenook fireplace with inset woodburning stove, oak window seats and exposed beams and stonework.

Upstairs the first floor provides a bathroom with a bath and separate shower cubicle and 2 bedrooms both enjoying access onto the sun terrace enjoying wonderful, countryside views. The main bedroom also enjoys front aspect windows with oak seats.

The second floor provides a further double bedroom with countryside views.

**Agents Note:** It should be noted there is a flying freehold, please see floorplan for details.

## Accommodation

### Ground Floor

#### Entrance Hall

With wood flooring, stairs rising to first floor, 2 double panelled radiators, exposed beams, storage cupboard housing electric consumer unit, doors to sitting room, cloakroom, and kitchen/diner.

#### Cloakroom

With side aspect obscure glazed window, wood flooring, low flush WC, wash hand basin with tiled surround.

#### Kitchen/Diner

With wood flooring, range of floor and wall mounted wooden units having wooden work surface, incorporating Belfast sink, fitted wooden dresser, SMEG oven with gas hob and overhead extractor fan, space and plumbing for dishwasher, partially tiled walls, side aspect double glazed window, rear aspect internal window overlooking boot room/utility, cupboard housing gas fired Worcester combi boiler providing domestic hot water and central heating, double panelled radiator, stable style door to boot room/utility, partially glazed double doors to sitting room.

#### Sitting Room

Being dual aspect with 2 stone mullioned front aspect windows with oak window seats and side aspect double glazed window, wooden shutters, wood flooring, stone inglenook fireplace with inset wood burning stove, brick backing, oak shelving, dado rail, 2 double panelled radiators, single panelled radiator, exposed beams, exposed stonework.

#### Boot Room/Utility

With space and plumbing for washing machine, door to rear and door to garden.

## First Floor

### Landing

With rear aspect double glazed window having oak cill, double panelled radiators, stairs rising to second floor, doors to bedrooms 1, 2 and bathroom, 2 storage cupboards.

#### Bedroom 1

With 2 double glazed front aspect stone mullioned windows with shutters and oak window seats, rear aspect glazed double doors leading to sun terrace with glazed panel to side, double panelled radiator, single panelled radiator, feature fireplace with wooden surround and mantel.

#### Bedroom 2

With rear aspect double glazed window, glazed door to sun terrace, single panelled radiator.

### Bathroom

With 2 front aspect double glazed stone mullioned windows with shutters and tiled cills, bath with mixer tap and telephone style shower attachment, shower cubicle with electric shower, low flush WC, wash hand basin, double panelled radiator, part tiled walls, wood panelling, dado rail.

## Second Floor

### Landing

With door to bedroom 3 and storage cupboard, exposed beams.

#### Bedroom 3

With rear aspect double glazed dormer windows, double panelled radiator, partially panelled walls.

## Externally

### Garden and Parking

The Old Forge is accessed via a gated driveway with gravelled parking area for 2 vehicles. The garden is mainly laid to lawn, with raised flower borders and a paved seating area. The handy, stone built garden store has power and lighting.



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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 E – £2,535.96

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