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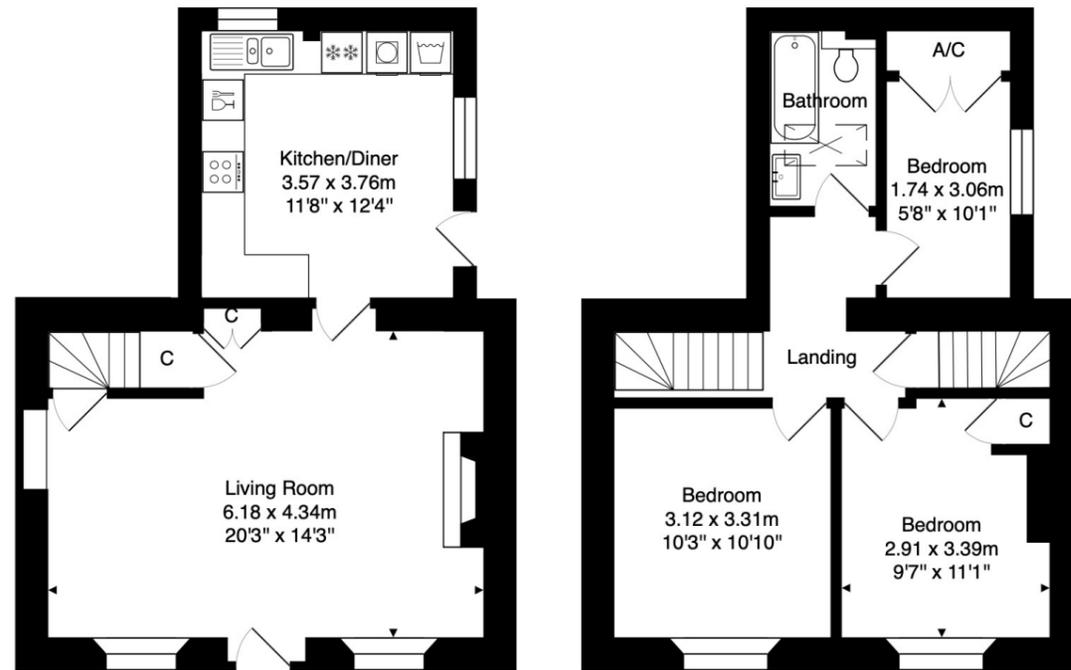
Residential Sales



The Gravel, Holt

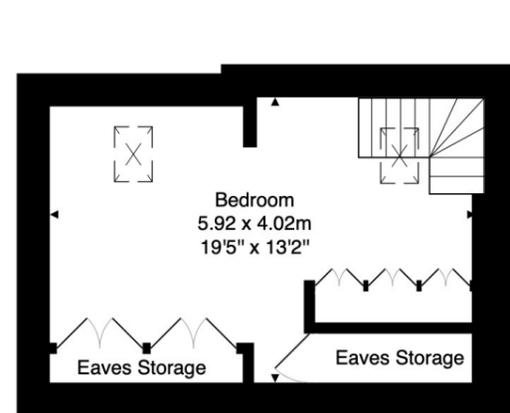


277 The Gravel, Holt



Ground Floor
Area: 43.0 m² ... 463 ft²

First Floor
Area: 40.2 m² ... 433 ft²



Second Floor
Area: 24.7 m² ... 265 ft²



Garage
Area: 18.5 m² ... 199 ft²

Total Area: 107.8 m² ... 1161 ft² (excluding garage/workshop)

Mulberry Cottage The Gravel Holt BA14 6RA

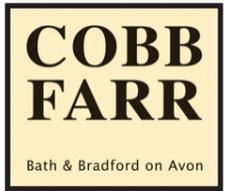
Located in the heart of the sought-after village of Holt, this attractive double-fronted period home offers deceptively spacious accommodation and 4 well-proportioned bedrooms. Beautifully presented throughout, it blends character features with tasteful modern finishes.

Tenure: Freehold

Offers in Excess of

£425,000

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. 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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Situation

Holt has an excellent community with many events being held throughout the year including Fetes and Boules.

The village boast amenities including a general store with Post Office, 2 public houses, a well thought of primary school, church, The Glove Factory Studio where there is a gallery and café and The Courts, a National Trust property.

The market town of Bradford on Avon lies approximately 2 miles away and provides a range of amenities including doctors and dental surgeries, swimming pool, library, many individual shops and a railway station providing direct access to the cities of Bath, Bristol and London Waterloo.

The World Heritage City of Bath is approximately 11 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 within easy reach, junction 17 is approximately 16 miles away whilst junction 18 is approximately 14 miles.

Description

Tucked away along a quiet lane in the ever-popular village of Holt, Mulberry Cottage is an attractive double-fronted home showcasing a wealth of period features throughout.

The property is entered via a charming front door into an impressive living room, where exposed beams and a striking stone fireplace with inset wood-burning stove creating a characterful focal point. A single step leads down to a bright dual-aspect kitchen/dining room, fitted with a range of quality wall and base units, and benefitting from a stable door opening directly onto the garden.

To the first floor are 3 bedrooms, two with built-in storage, served by a well-appointed and stylish family bathroom. The entire second floor is dedicated to the principal bedroom, which enjoys generous built-in storage and a defined dressing area.

Externally, the property features a walled front garden with a stone pathway leading to the entrance. A driveway to the side, complete with EV charging point provides off street parking and wooden gates lead to a detached garage at the rear. The private rear garden is mainly laid to lawn and complemented by an attractive patio seating area.

Accommodation

Ground Floor

Living Room

With hardwood flooring, part glazed front external door, two front aspect windows, exposed beams, feature inglenook fireplace with stone hearth and mantelpiece, recessed shelving, built in storage, 2 radiators.

Kitchen/ Dining Room

With hardwood flooring, part glazed rear stable door, mattwell, side and rear aspect windows, a range of floor and wall mounted units incorporating a stainless steel sink with mixer tap and drainer, electric oven with 4 ring hob, integrated fridge, freezer, dishwasher, space for plumbing of washing machine and dryer, boiler, radiator.

First Floor

Landing

With access to all rooms and loft, exposed beams.

Bedroom 2

With front aspect window, radiator, exposed beams.

Bedroom 3

With front aspect window, built in storage, radiator.

Bedroom 4

With rear aspect window, built in storage, radiator.

Bathroom

With skylights, WC, hand wash basin with built in storage underneath, bath with shower head attachment, wall mounted mirror and storage cabinet, radiator.

Second Floor

Bedroom 1

With 2 Velux windows, full length triple wardrobe, eaves storage, 2 radiators.

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 D – £2,429.00

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