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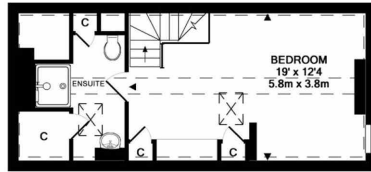
Bath & Bradford on Avon

Residential Sales

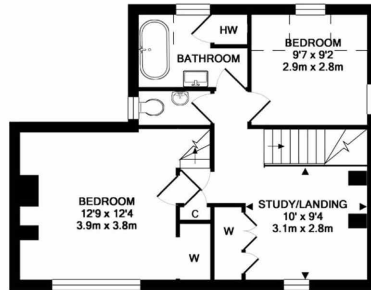


Bradford on Avon, Wiltshire

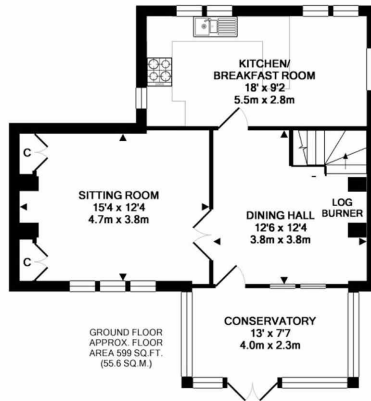




TOP FLOOR
APPROX. FLOOR
AREA 325 SQ.FT.
(30.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 504 SQ.FT.
(46.8 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 599 SQ.FT.
(55.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1428 SQ.FT. (132.7 SQ.M.)



The floor plan is provided as a guide only and is not intended to be accurate. All locations and sizes of rooms, areas and fixtures are given for guidance only and are not intended to be taken literally. Any errors or omissions are the responsibility of the client. Cobb Farr & Co. Ltd. 2023

1 Crown Court Bradford on Avon Wiltshire, BA15 1BG

A handsome 3 bedroom period cottage situated in the quiet sought after conservation area of Woolley. The cottage has spacious accommodation arranged over 3 floors and a charming, south facing private cottage garden with far reaching views.

Tenure: Freehold

£580,000

Situation

No. 1 Crown Court is situated in a tucked away position within the sought after area of Woolley, just a few minutes from the town.

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, Bristol and London Waterloo. There are two primary schools, Fitzmaurice and Christchurch and a secondary school, St Laurance 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 - £2,097.16

Important Notice: Cobb Farr, their clients and any joint agents give notice that they assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. An area, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Cobb Farr have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Description

Crown Court is a small community of 18th century weavers cottages with No. 1 being a handsome end of terrace property benefitting from a wealth of period features and charm.

The property is approached via a quiet shared access footpath leading to the private sunny terrace and cottage garden enclosed by dry stone walling.

The spacious accommodation is arranged over 3 floors with the entrance via a "classic style" wooden framed garden room which enjoys view over the garden and the adjacent farmland. The formal dining hall retains a wealth of period features including the wood-burning stove and large sash windows ensuring a light and sunny room. The sitting room has a handsome fireplace as a key focal point with triple sash window again creating a light and airy feel. The well appointed kitchen/breakfast room can be found at the rear of the property and enjoys a side aspect over the field with views towards Westbury White Horse and Salisbury Plain.

On the first floor there is a spacious study area with ample storage and glorious view, 2 double bedrooms and luxury family bathroom and separate WC.

The master suite on the second floor has exposed painted A-frame timbers, wonderful views and a luxury en suite shower room with plenty of storage.

Accommodation

Ground Floor

French doors to:-

South Facing Garden Room

being timber framed with glazed windows to front and side with views over the adjoining fields, tiled flooring, tongue and grooved walls, partially stained glass door to:-

Dining Hall

with front aspect double sash window having wooden lintel, fireplace with inset wood-burning stove, exposed stone wall, downlighting, tiled flooring, stairs rising to first floor, radiator, partially glazed door to kitchen, double doors to:-

Sitting Room

with front aspect triple sash window having Bath stone lintel, fireplace with stone hearth and surround, cast iron grate, recessed cupboards, downlighting, radiator, exposed wood flooring.

Kitchen/Breakfast Room

Kitchen Area

with a range of oak effect floor units having quartz worktop incorporating 1½ stainless steel sink and drainer, glass mosaic tiled splashback, AEG stainless steel oven, 4 ring gas hob, space for fridge/freezer, space and plumbing for washing machine, space and plumbing for dishwasher, rear aspect stone mullion window with deep window cill, side aspect decorative window, spotlights, limestone tiled floor, shelving.

Breakfast Area

being dual aspect with stone mullioned window to rear and side aspect window overlooking the fields, deep window cill, limestone tiled flooring, radiator.

First Floor

Landing/Study Area

with front aspect double sash window, exposed stone on the chimney breast, fireplace with Bath stone surround and cast iron grate and wooden mantel, built-in cupboards, radiator.

Bedroom 2

with front aspect triple sash window, fireplace with grate and decorative mantel, wood flooring, recessed cupboard, downlighting, radiator.

Bedroom 3

being dual aspect to side and rear with wonderful rural views, radiator.

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Cloakroom

with WC, wash hand basin having tiled splash back, radiator, obscured side aspect window, vinyl flooring.

Bathroom

with vanity unit with ceramic wash hand basin, tiled splash back, luxury bath with marble surround and tiles, glazed shower screen and Mira shower over, downlighting, radiator, rear aspect window overlooking garden, linen cupboard housing hot water cylinder and slatted shelving, vinyl flooring.

Second Floor

Master Suite

Master Bedroom

with Velux window, side aspect window enjoying fine views, exposed and painted A-frame timbers, bespoke cupboards with oak vanity unit, ample storage, spotlighting, dressing area, door to:-

En Suite Shower Room

with WC, wash hand basin, tongue and groove panelling, large walk-in shower with glazed screen, Mira shower unit and tiled surround, Velux window, exposed and painted timbers, vinyl flooring, 2 large storage cupboards, ample shelving.

Externally

To the front of the property there is a private, sunny terraced area leading to the south facing garden which is predominantly laid to level lawn with mature planting, vegetable beds and fruit trees. There is also a greenhouse, some play equipment and 2 sheds.