



The Old Pumthouse  
268a Avoncliff, Bradford on Avon, Wiltshire, BA15 2HA

Individual detached period residence enjoying a sprawling plot of just over 1 acre, set within a copse of raised trees, providing a private woodland backdrop. Originally constructed in 1883 as a pumping station to provide water to nearby Bradford on Avon, The Old Pumhouse was converted to a residential dwelling by the current owners in 1971. Requiring some modernisation but offering great scope for improvement, the property enjoys spacious accommodation including a particularly impressive Sitting Room with vaulted ceiling and also benefits from two garages and ample parking. Conveniently situated on the Bradford on Avon side of the River Avon, within a "stone's throw" of Avoncliff train station, yet also within easy reach of the many amenities Bradford has to offer. Coming to the market for the first time in over 50 years, early viewing is strongly recommended to appreciate everything this wonderfully unique property has to offer.

£795,000



## ACCOMMODATION (all dimensions approximate)

### GROUND FLOOR

#### Porch

Glazed obscure entrance door to front, internal windows to side and rear.

**Sitting Room** 5.99m (19'8") x 5.60m (18'4") max  
Two double glazed windows to front, double glazed window to side, feature fireplace with wood burning stove, three radiators, stairs to the first floor.

**Kitchen/Dining Room** 5.17m (17') x 4.08m (13'5")  
Glazed window to front, fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with double drainer and tiled splashbacks, space for fridge/freezer and dishwasher, electric oven, four ring electric hob with pull out extractor hood over, radiator.

**Utility Room** 3.47m (11'5") x 1.67m (5'6")  
UPVC double glazed window to side, fitted with a matching range of base units, stainless steel sink, plumbing for washing machine, built-in storage cupboard, loft hatch, floor mounted oil-fired boiler.

#### Bathroom

UPVC obscure double glazed window to side, obscure glazed window to front, four piece suite comprising bath, pedestal wash hand basin, shower enclosure with fitted shower and close coupled WC, tiled splashbacks, radiator.

**Bedroom 1** 5.36m (17'7") x 3.90m (12'10")  
Window to side, built-in wardrobe, radiator.

#### En-Suite Shower Room

UPVC obscure double glazed window to front, three piece suite comprising shower enclosure with fitted shower, pedestal wash hand basin and close coupled WC tiled splashbacks, radiator.

**Study Area** 3.08m (10'1") x 2.13m (7')  
UPVC double glazed window to rear, skylight, radiator.

**Bedroom 3** 3.76m (12'4") x 2.99m (9'10")  
UPVC double glazed window to side, two UPVC double glazed windows to rear, built-in wardrobe, radiator.

#### Hall

Built-in storage cupboard.

**Garage** 4.60m (15' 1") x 3.25m (10' 8")  
Up and over entrance door, UPVC double glazed window to side, power and light connected.

**Garage** 5.79m (19') x 3.37m (11' 1")  
Up and over entrance door, UPVC double glazed window to side, power and light connected.

**Summer House** 3.37m (11' 1") x 3.10m (10' 2")  
UPVC double glazed construction with windows to front and side, UPVC double glazed door to garden.

### FIRST FLOOR

#### Mezzanine Landing

Door to:

**Bedroom 2** 3.91m (12'10") x 3.66m (12')  
Glazed round window to rear, skylight, radiator.

#### EXTERNALLY

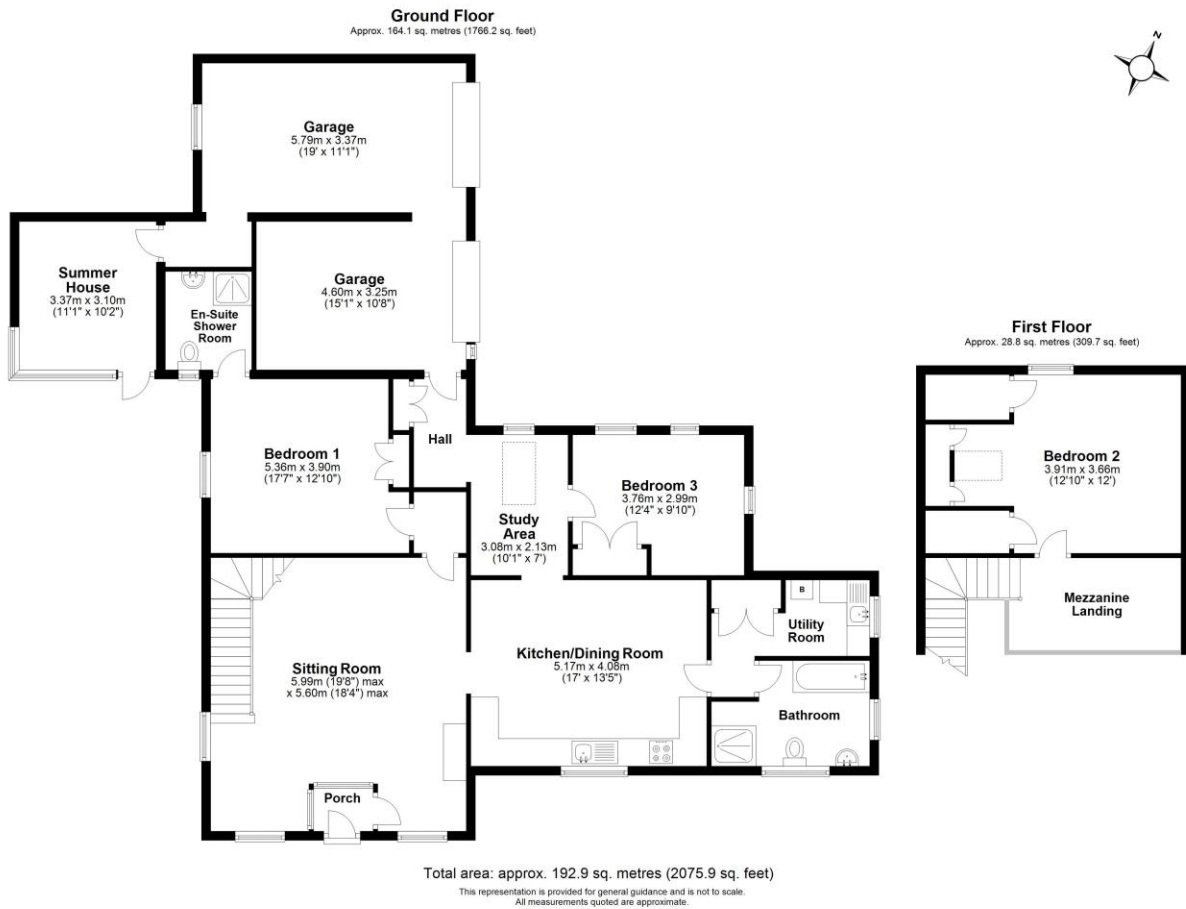
The entire plot is just over 1 acre and comprises of a garden mainly laid to lawn, a raised area with mature trees and a woodland strip. A driveway, providing off road parking, leads to the garages.

#### Reservoir

An underground water reservoir is situated below the garden of the property and has limited access via a small hatch. There may be a possibility of converting this, subject to the relevant permissions.

**History:** Further information about the history of The Old Pump House can be found on the Bradford on Avon Museum website:  
<https://www.bradfordonavonmuseum.co.uk/waterworks>





**Tenure:** Freehold. **Council Tax:** Band E - £2,976.24 (April 2024 - March 2025 financial year)

**Broadband:** The sellers have informed us that they have fibre broadband. **Viewing:** Strictly by appointment through the agent **Kingstons**.

**Directions:** From our office in Silver Street, proceed down the hill and turn right at the mini roundabout onto Market Street. Proceed up the hill and take the second turning left onto Newtown. Continue along Newtown onto Belcombe Road and turn left, sign posted for Avoncliff train station. The Old Pumhouse will be found further along on the right-hand side.

**Please Note:** Every care has been taken with the preparation of these details, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	33 F	
1-20	G		