



Hillview Farm

2b Bradford Road, Winsley, Bradford on Avon, Wiltshire, BA15 2HL



KINGTONS

A rare opportunity to acquire a charming period farmhouse, set within a generous plot approaching 1/3 acre. Coming to the market for the first time since its conversion in the 1950s, this characterful home is conveniently situated in the highly sought-after village of Winsley, within easy reach of the local amenities including the farm shop and kitchen, primary school, health centre, church and a traditional public house. Also offering access to the nearby historic town of Bradford on Avon (approx. 2 miles) and city of Bath (approx. 6 miles). Requiring modernisation throughout, the property presents an exciting opportunity for enhancement and extension (subject to the necessary permissions), making it an ideal prospect for those looking to create a bespoke home. With its desirable location and significant potential, early viewing is highly recommended to avoid disappointment.

Guide Price £700,000



ACCOMMODATION

(all dimensions being approximate)

GROUND FLOOR

Lean-to 3.66m (12' 0") x 2.44m (8')

Aluminium framed lean-to with single glazed windows to rear and sides, single glazed entrance door to front.

Hall

UPVC double glazed entrance door to front, stairs to the first floor, radiator.

Kitchen/Dining Room 8.85m (29') x 2.83m (9'3")

UPVC double glazed window to rear, fitted with a matching range of base units with worktop space over, stainless steel sink unit, plumbing for washing machine and dishwasher, space for fridge freezer, built-in eye level gas oven, four ring gas hob, two radiators, uPVC double glazed door to garden.

Family Room 9.10m (29'10") x 3.16m (10'4")

Full height UPVC double glazed window to rear, feature fireplace with electric fire, radiator, UPVC double glazed sliding door to garden.

Sitting Room 5.49m (18') x 3.72m (12'2")

UPVC double glazed window to side, feature fireplace with gas fire, radiator.

Snug 5.49m (18') x 2.70m (8'10")

UPVC double glazed window to side, feature fireplace with gas fire, radiator.

Shower Room

UPVC obscure double glazed window to rear, three piece suite comprising tiled shower area, pedestal wash hand basin and low-level WC, part tiled surround, radiator.

FIRST FLOOR

Landing

UPVC double glazed window to rear, radiator.

Bedroom 1 5.47m (17'11") x 3.71m (12'2")

UPVC double glazed window to side, two radiators.

Bedroom 2 4.46m (14'8") x 2.69m (8'10")

UPVC double glazed window to side, radiator.

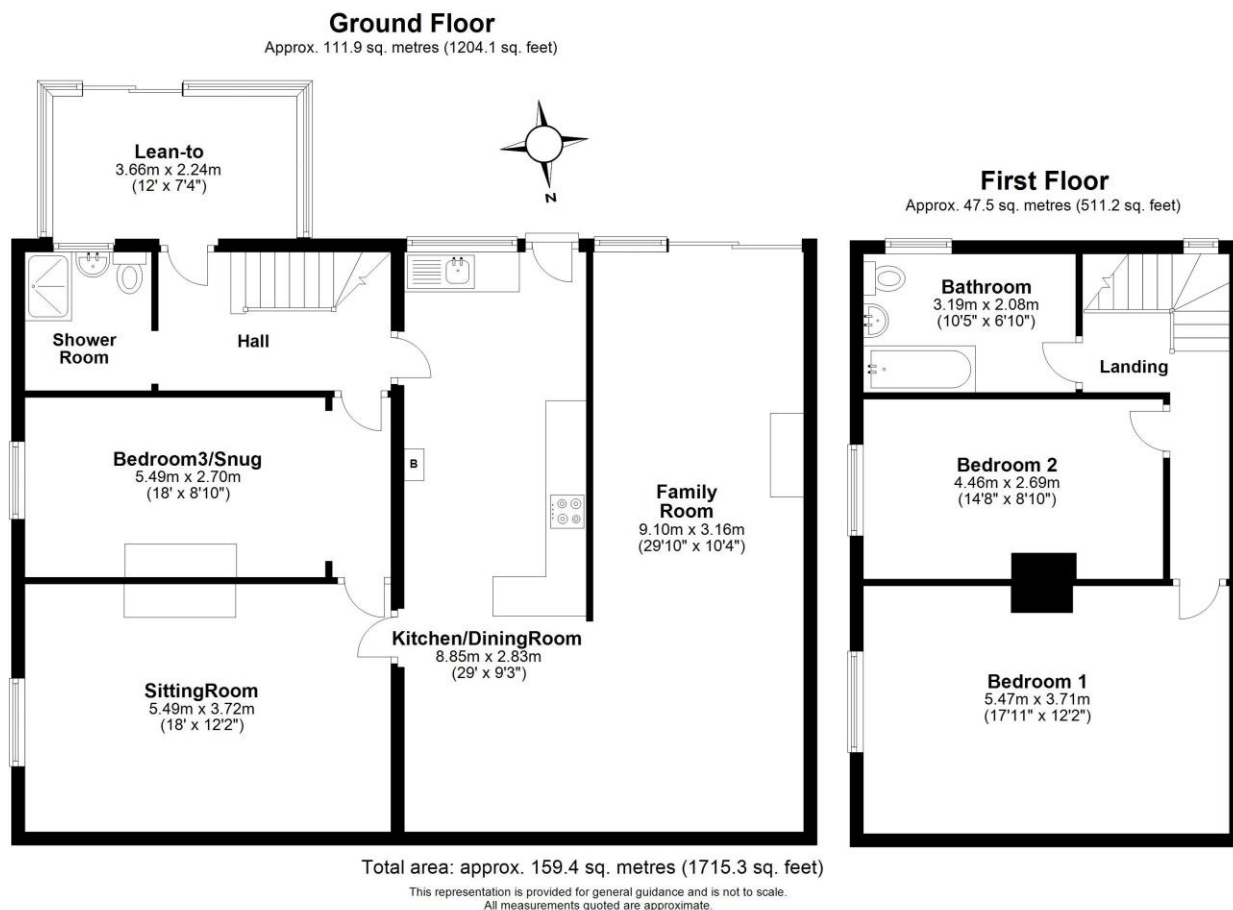
Bathroom

UPVC double glazed window to rear, three piece suite comprising bath with shower over, pedestal wash hand basin and low-level WC, tiled splashbacks, radiator.

EXTERNALLY

Enclosed plot approaching 1/3 of an acre, gated access to ample parking area, garden mainly laid to lawn, patio.





Council Tax: Band F - £3,166.80 (April 2024 - March 2025 financial year)

Tenure: Freehold.

Viewing: Strictly by appointment through the agent **Kingstons**.

What3words: ///website.laminate.blackouts

Directions: Leave Bradford on Avon via the Winsley Road (B3108) and upon reaching the village, take the first exit at the roundabout onto Bradford Road. Hillview Farm will be found on the left-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		82 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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