



16-17 Leigh Road
Holt, Trowbridge, Wiltshire, BA14 6PW



An impressive Grade II listed period home, steeped in character and retaining some lovely historical features, enjoying a generous garden, detached garage and driveway. Requiring some modernisation but providing great scope for further improvement, this superb house was originally two properties and offers a substantial level of accommodation for family living and also has potential for an annexe arrangement. Situated in the popular village of Holt, conveniently located within easy reach of the amenities including local shop and post office, primary school, church, cafe, and two pubs.

£950,000



ACCOMMODATION (all dimensions approximate)

GROUND FLOOR

Entrance Hall

Wooden glazed entrance door to front, tiled floor, radiator.

Kitchen 6.56m (21'6") x 1.66m (5'5")

Fitted with a matching range of base and eye level units with worktop space over, ceramic Belfast sink, plumbing for dishwasher, fitted electric oven, four ring electric hob with extractor hood over.

Dining Room 5.33m (17'6") x 4.59m (15'1")

Two wooden single glazed windows to rear, feature fireplace, tiled floor, floor mounted gas boiler, two radiators, unser-stairs storage cupboard.

Store

Radiator, tiled floor.

Cloakroom

Wooden obscure single glazed window to rear, wash hand basin, close coupled WC, tiled floor.

Utility Room 3.98m (13'1") x 2.57m (8'5")

Wooden double glazed Velux window, wooden glazed door to garden, fitted with a matching range of base and eye level units with worktop space over, space for fridge freezer for washing machine and tumble dryer, radiator.

Hallway

Built-in storage cupboard, stairs to the first floor.

Sitting Room 4.77m (15'8") x 4.61m (15'1")

Two wooden single glazed sash windows with secondary glazing to front, feature fireplace with wood burning stove, two radiators.

Snug 4.31m (14'2") x 3.87m (12'8")

Wooden single glazed window to front with window seat, feature fireplace, radiator.

Conservatory 3.87m (12'8") x 2.89m (9'6") max

Wooden double glazed construction with double doors to garden, tiled floor, radiator.

Hall

Wooden entrance door to front, wooden door to rear garden, stairs to the first floor with storage under, radiator.

Study 4.31m (14'2") x 3.59m (11'9")

Wooden single glazed windows to front and rear with window seats, feature fireplace with wood burning stove, radiator.

FIRST FLOOR

Landing

Loft hatch.

Bedroom 1 4.89m (16'1") x 3.36m (11')

Two wooden single glazed sash windows with secondary glazing to front, feature fireplace, radiator.

Bedroom 2 3.45m (11'4") x 3.22m (10'7")

Wooden single glazed window to rear, built-in wardrobe, radiator.

Bedroom 3 3.74m (12'3") x 3.08m (10'1")

Wooden single glazed window to rear, radiator.

Bedroom 4 4.89m (16'1") x 2.71m (8'11")

Wooden single glazed sash window to front, radiator.

Bathroom

Wooden single glazed window to side, four piece suite comprising bath, shower enclosure with fitted electric shower, pedestal wash hand basin and close coupled WC, radiator.

Landing

Wooden single glazed window to rear, loft hatch.

Bedroom 5 4.09m (13'5") x 3.60m (11'10")

Wooden single glazed window to front with window seat, built-in cupboards housing hot water cylinder and wall mounted gas boiler, wash hand basin, radiator.

Bedroom 6 4.31m (14'2") x 3.43m (11'3")

Wooden single glazed window to front, feature fireplace, radiator, wash hand basin.

Shower Room

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

EXTERNALLY

Walled garden to rear mainly laid to lawn with flower and shrub borders, patio area, vegetable garden, storage shed, conservatory.

Garage 9.54m (31' 4") x 2.44m (8')

Detached garage with power and light connected, wooden double doors to front, wooden personnel door to side, wooden single glazed window to front





Council Tax: Band G - £3,855.98 (April 2025 - March 2026 financial year)

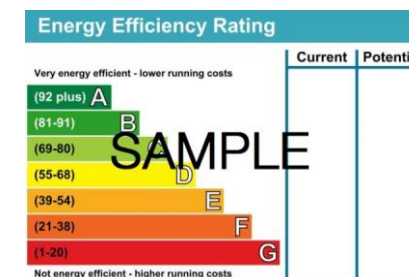
Tenure: Freehold.

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

What3words: ///wiggly.wolf.hawks

Directions: Leave Bradford on Avon via the B3107 Holt Road and continue for approximately 1.5 miles. Upon entering Holt, proceed over the mini roundabout and turn immediately left onto Leigh Road. Number 16-17 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.



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