






THE OLD PUMPHOUSE

Avoncliff, Bradford-on-Avon, Wiltshire



A DISTINCTIVE DETACHED HOME WITH OVER AN ACRE OF GROUNDS AND A PRIVATE WOODLAND SETTING.

Formerly a 19th Century pumping station, now a one-of-a-kind residence that is being offered for sale for the first time in more than 50 years.

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Local Authority: Wiltshire Council
Council Tax band: E
Tenure: We are advised that the property is Freehold
Land Area: 1.03 acres
what3words: ///sparrows.rave.undertook
Viewings: Strictly by prior appointment with the agent
Services: We are advised that there is mains electricity and water, oil-fired central heating, a wood burner, private drainage and fibre broadband.



SITUATION

The Old Pumphouse sits nestled in a peaceful wooded grove in the hamlet of Avoncliff, just outside Bradford on Avon. Set amidst countryside and close to the canal and River Avon, the location combines a rural feel with convenient transport links.

Avoncliff is known for its scenic walks, aqueduct, and popular riverside pub. The station is a short walk away, with direct trains to Bradford on Avon, Bath, and Westbury (with links to London).

Bradford on Avon is just a couple of miles away, offering independent shops, cafés, schools, and leisure facilities. Road access to Bath and Frome is straightforward, with the A36 and A350 nearby.

Bradford on Avon town centre 1.5 miles, Bath 8 miles, Corsham 9 miles, Frome 11 miles (All distances are approximate).



THE PROPERTY

Built in 1883 as a pumping station and converted to residential use in 1971 by the current owners, The Old Pumphouse offers spacious, characterful accommodation with echoes of its industrial past.

At its heart is the dual aspect bright, high-ceilinged living room, featuring exposed timbers, a wood-burning stove, and a mezzanine level that leads to the first-floor bedroom with skylight and circular window.

The kitchen/dining room includes a practical range of units, electric oven and hob, stainless steel sink with twin drainers, and space for appliances. A separate utility room provides additional storage, sink, laundry plumbing, and houses the oil-fired boiler; next to this is the family bathroom with bath, separate shower, WC and basin.

Also on the ground floor is a study area with skylight and rear window offering flexible working space, two bedrooms: the main with built-in storage and en suite shower room; the second with dual-aspect windows and wardrobes.

Further information about the history of The Old Pump House can be found on the Bradford on Avon Museum website - bradfordonavonmuseum.co.uk/waterworks



OUTSIDE

The property sits within a gently elevated plot of just over 1 acre, mainly laid to lawn and bordered by an established belt of trees, offering a high degree of privacy and a natural, green outlook.

A private driveway leads to two adjoining single garages, both equipped with power and lighting. A UPVC summer house provides a light-filled space, ideal for hobbies, storage, or occasional entertaining.

An original underground reservoir (water chamber) lies beneath the lawn, with limited access via a small hatch by the conservatory. This could be converted to a more usable space, subject to obtaining the necessary consents.



Approximate Gross Internal Area = 192.9 sq m / 2075.9 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

We would be delighted
to tell you more.

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