

  
**JEREMY JENKINS**  
ESTATE AGENT  
**FOR SALE**  
01225 866747  
www.jeremyjenkins.co.uk

  
**JEREMY JENKINS**  
ESTATE AGENT



# Two, Bearfield Buildings, Bradford-on-Avon, BA15 1RP.

Price: £725,000

Attractive period home with comfortable living spaces & views. Four bedrooms, two receptions, office, kitchen dining room, gardens, workshop & parking.

Number Two, Bearfield Buildings is enviably situated on the north side of town with level access to local amenities & fields. It is tucked away in a pretty location on an access only lane; a peaceful setting to wander & chat to neighbours. To either side of the entrance hall are two receptions, both with fireplaces. One is a comfortable relaxed family room the other is larger more formal living room with beams & lovely, exposed stonework plus fireplace with stove/woodburner. The kitchen dining room has French windows opening onto the garden & a large fully opening window looking onto the garden creating a sociable, light living space. The home office brightly lit with velux. Lastly there is a shower room with WC. The first floor is centred around the panelled landing. There are two bright & naturally sunny bedrooms at the front of the house with far reaching views & two looking over the pretty rear garden to fields & trees beyond. The guest bedroom has a large walk-in cupboard with plumbing in place to convert to an ensuite. Lastly there is the family bathroom. This comfortable home has a lovely relaxing atmosphere.

Externally there is a pretty front garden sporting a riot of colourful plants & a superb grapevine which stretches across the width of the house – abundant and heavy with fruit. The larger enclosed rear garden adjoins the kitchen dining room. This has planted borders, patio, sunny decked area & pergola all set around the level lawn. Beyond this is the super useful workshop/outbuilding or studio & driveway parking at the rear accessed from Ashley Road.

The historic town centre's enviable amenities are on hand including schools, various shops, many places to eat & drink, swimming pool & sports fields, canal and riverside walks, doctor, dentist, music centre, bank & building society, library, bus and rail services and access to invigorating country walks. Bath is not so very far away and offers city centre shopping & amenities as well as night life and entertainment.

- Attractive double fronted period home
  - Two comfortable receptions & office
  - Four bedrooms & two bathrooms
  - Enclosed garden with large workshop
  - Impressive kitchen dining room
  - Private off street parking
- EPC - C**





*Comfort & flexibility under one roof*

*Four bedrooms & two receptions, office  
& kitchen dining room*

*Pretty garden, workshop & parking*



