



**JEREMY JENKINS**

ESTATE AGENT

“Martins”, 35 Whitehill, Bradford on Avon, BA15 1SQ.

Guide price: £1,650,000.

**A uniquely magical home with a wealth of opportunity set in extensive, private grounds. Fabulously flexible accommodation, far-reaching views & ample parking. No Chain.**

Martins has not been on the market for about fifty years so represents a nearly once-in-a-lifetime opportunity to acquire a large, strikingly handsome period home in central Bradford on Avon. Its elevated situation offers both privacy & far-reaching views over the gardens, across the town's roofscape to wooded hillsides on the distant horizon. The well-proportioned accommodation is both comfortable & flexible in use so will suit various demographics including the opportunity to work from home. It is fair to say that Martins is “of its time” & requires modernisation & possibly remodelling in parts.

Once the initial surprise that such a house exists in this location is past, the next is that there is so much garden & how private it is! Beyond the formal gardens to the front, we find extensive lawns with high hedges, a former orchard & former paddock some of it wilded. We find ample parking & garage. The house & gardens are approached up a long drive behind a five-bar gate. Essential viewing for enthusiastic gardeners.

**NOTE:** Historic movement is evident & buildings insurance excludes claims for subsidence. Obtaining a mortgage will be difficult. The property is not listed.

Beautiful Bradford on Avon offers enviable market-town amenities including good schools, doctor & dentist, swimming pool & sports fields, library & Wiltshire Music Centre, many quality places to eat & drink, eclectic range of shops & boutiques plus of course canal, river and country walks. The railway station & many bus stops in Bradford on Avon offer a picturesque ride to Bath & Bristol city centres for high-street shopping, entertainment & night life.

Magical period home with views for miles

Five bedrooms & four bathrooms

Four receptions & cellar

EPC – E

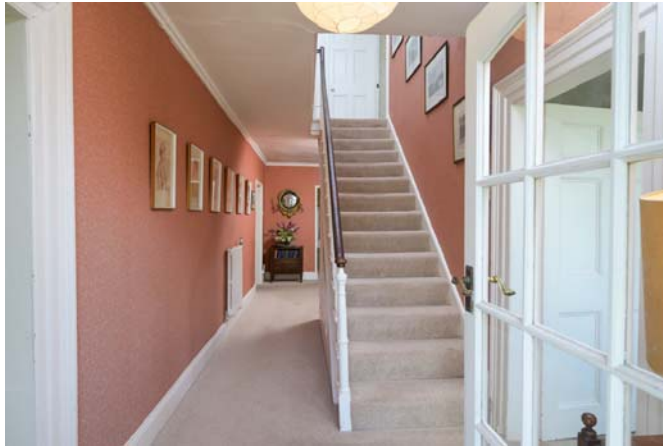
Kitchen Breakfast room

Private gardens, both formal & wilded

Garaging, workshop & parking

NO CHAIN





*A magical home in a magical location*





*Stunning views across the town to hillsides beyond*



*Comfortable, well-proportioned  
accommodation*



*Welcome to Martins*



