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ESTATE AGENT

31 Tory, Bradford-on-Avon, BA15 1NN.

Guide price: £375,000

A beautiful former weavers' cottage over four floors with frankly jaw dropping views over the town and for miles & miles beyond.

Tory is nestled into the hillside below the ridgeline forming a "bowl" on the town's northern slopes. As mentioned, the views are excellent, and get better the higher up one ventures, here we have four floors to explore. The ground floor comprises a very sociable kitchen dining room with fitted Neff oven & hob & cosy wood burning stove. This will be the hub of the house as it is the ideal space for chatting, cooking, entertaining, eating and drinking or simply relaxing with the stable door open to the views and sunshine. Next, we come to a comfortable sitting room with a fireplace and exposed floorboards. Upstairs again we come to the main bedroom which is a good double, once again with a fireplace and excellent views. We also find the bathroom. On the fourth and final floor is another room, in the attic, the study or guest bedroom. The property benefits from gas central heating & brand-new boiler. The property is Grade 2 listed & offered with NO CHAIN. NOTE: The sale is to include furniture & contents.

Externally is a pretty front garden just over the front path. There is space to potter about with a few flower beds and a pleasant patio seating area from which to soak up the views. Fortunately, the garden and front elevation enjoy a sunny aspect.

Tory is pedestrianised (no parking) & a steep walk from the town centre's enviable range of amenities and the railway station.

- Lovely views for miles over the town
- Double bedroom & bathroom
- Four floors of character spaces
- Study/second bedroom
- Open plan kitchen dining room
- Pretty garden with views.





Iconic location

Four floors of character

Views for miles & miles

