



JEREMY JENKINS

ESTATE AGENT

The Cottage & Coach House at 23 Church Street, Bradford-on-Avon, BA15 1LN.

Guide price: £950,000

Once in a lifetime opportunity to restore, renovate & remodel two handsome period homes in central Bradford on Avon. Flexible living spaces, parking, character & charm. Note; these two are NOT listed. Offered with No Chain.

The main house, The Cottage is spread over four floors. We have a sitting room with bow window & separate dining room, both with fireplaces. Upstairs are four bedrooms, one with ensuite & the family bathroom. All are well proportioned with space for the family to spread out into. Beneath all this we have a cellar with door to the front via stone steps, presently a games room. The Coach House forms a self-contained annex. The ground floor is a sociably open plan sitting room with kitchen area & patio doors. Upstairs are two double bedrooms & the bathroom.

Externally there is a workshop, storage vault & WC! There is a courtyard garden to the rear of the main house. At the front the two properties share driveway parking & space for a table & chairs to soak up some sunshine or mess about with pot plants.

Church Street is in the historic heart of Bradford on Avon with level access to the town centre's shops & attractions. Bradford-on-Avon offers enviable market town amenities including; good schools, doctor & dentist, swimming pool & sports fields, library & Music Centre, many places to eat & drink, shops & boutiques and of course canal, river and country walks. The railway station offers a picturesque ride to Bath and Bristol city centres for high street shopping, entertainment and night life.

- Hidden away in the historic town centre
- Total 6 beds, 3 receptions, 3 bathrooms

- "The Cottage & Coach House"
- Cellar, vault & workshop

- Unique opportunity to renovate & remodel
- Courtyard gardens & driveway **EPC - F**





Superbly situated

*Character features &
accommodation*

Flexible living spaces

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Jeremy Jenkins Estate Agents wish to inform prospective purchasers that these sale particulars are produced as a guide only. No detailed survey has been undertaken. Services, appliances or specific fittings have not been tested. Room sizes should not be relied upon for carpets, floor coverings and furnishings. Floor plans, if shown, are for identification purposes only and are not drawn to scale.
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