



📍 71 Monkton Farleigh, Bradford-On-Avon, Wiltshire, BA15 2QJ

🏠 Guide Price £400,000

Conveniently located just 20 minutes from Bath, this charming period property in Monkton Farleigh offers a beautiful balance of village living and city accessibility.

- Very Pretty Stone Built 2 Bedroom Period Cottage
- Located in Sought After Village Location
- Wealth of Period Character & Charm Throughout
- Living Room with Beams & Wood Burning Stove
- Principal Bedroom with Vaulted Ceiling
- First Floor Bathroom with Jack & Jill Doors
- Stone Built Outhouse/Store with Electric Connection
- Large Cottage Style Garden to The Rear
- No Onward Chain

🏡 Freehold

🏠 EPC Rating



Conveniently located just 20 minutes from Bath, this enchanting period property in Monkton Farleigh offers a beautiful balance of village living and city accessibility. Set within a small row of just five cottages, this delightful home dates back to circa 1800. This charming cottage combines a rural and characterful personality, featuring a fireplace with a wood-burning stove, elm doors and a gorgeous rear garden. Arranged over two floors, we find a light and airy accommodation with a lovely sitting room with a feature fireplace having a wood-burning stove inset and a well-appointed kitchen/diner with granite worktops and matching cupboard and base fitted units that overlook the rear garden. On the first floor is a principal bedroom with a vaulted ceiling, along with a generous single bedroom and a Jack and Jill bathroom. Outside to the rear, the gardens have been a real passion for the owner, being very well-maintained and featuring mature and well-stocked borders. An added bonus is the stone-built wood store and a useful outbuilding that could be converted to an amazing home office if required, or an added utility space with ample uses like a workshop that has both power and lighting. The property is being brought to the market with No Onward Chain in this rarely available village that needs to be viewed to be fully appreciated.

Situation

Monkton Farleigh features the King's Arms public house, a primary school, a church and a village hall. Bathford village is 1 mile away and features a primary school and a village shop with a café. Bradford-on-Avon, located 5 miles away, is a picturesque town on the River Avon. It offers a range of amenities and provides access to the Kennet & Avon Canal, ideal for cycling and walking. The Spa City of Bath, located 5 miles away, is a major all-year-round attraction with its Roman Spa, Royal Crescent and Georgian history. Bath is a destination city for guests and is a popular tourist attraction in its own right. The city has a full range of bars, pubs, restaurants and shops along with its famous Theatre Royal, professional rugby club and racecourse. There is a wide range of schools in the area, including independent and state schools for all ages. There are numerous golf courses within the area, including Cumberwell Park, Kingsdown, Bowood, Tracy Park and Bath Golf Club. The M4 is easily accessible, and Chippenham Station has direct services to London Paddington.

Property Information



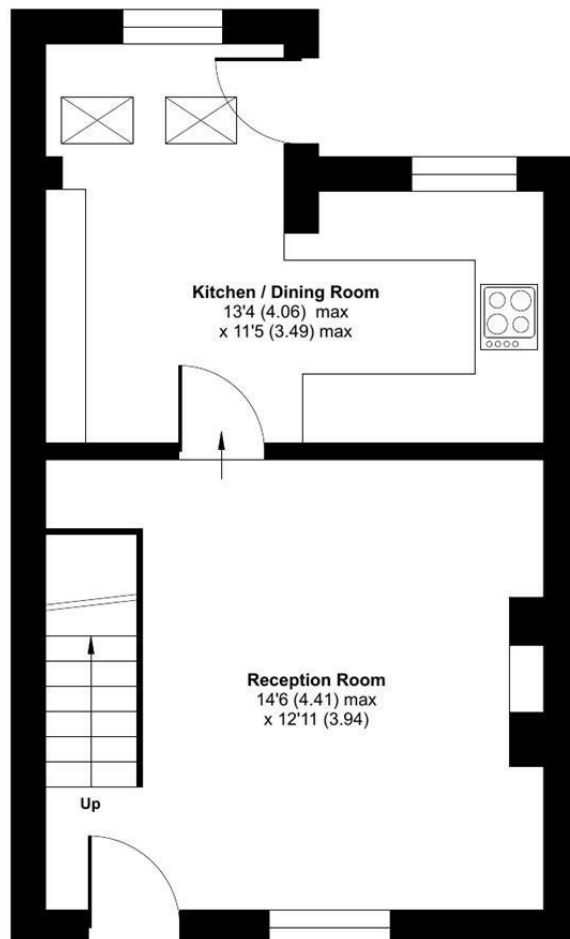
Monkton Farleigh, Bradford-on-Avon, BA15

Approximate Area = 600 sq ft / 55.7 sq m

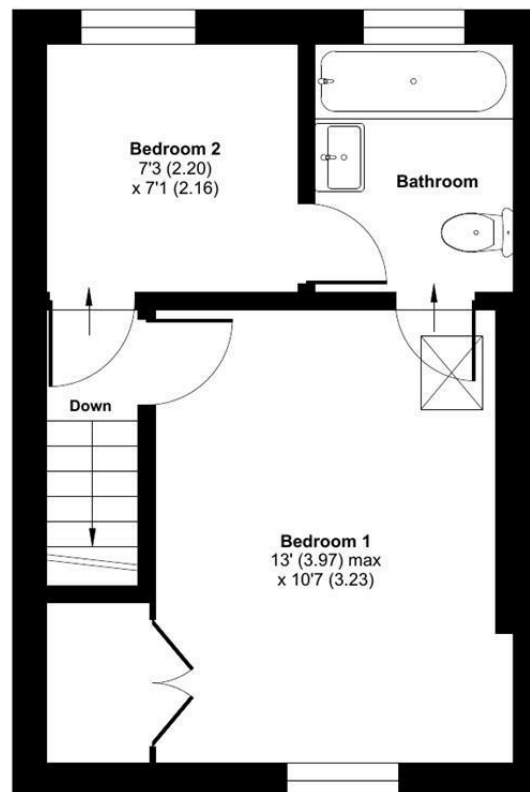
Outbuildings = 81 sq ft / 7.5 sq m

Total = 681 sq ft / 63.2 sq m

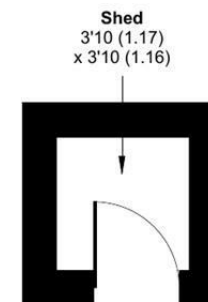
For identification only - Not to scale



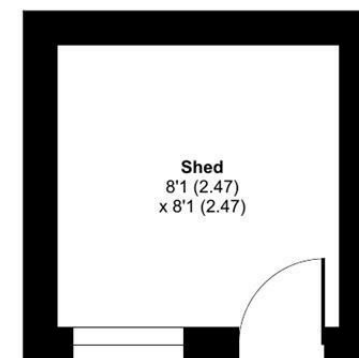
GROUND FLOOR



FIRST FLOOR



OUTBUILDING 2



OUTBUILDING 1

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Strakers. REF: 1393846

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.