

whiteley helyar



2,041 ft²



*4 double
bedrooms*



2 bathrooms



*driveway &
double carport*

Guide Price £900,000

7 Ancliff Square, Avoncliff, Bradford-On-Avon, BA15 2HD

A stunning and thoughtfully converted chapel in an idyllic semi-rural setting with wonderful mature gardens and parking. This stylish and beautifully presented property offers over 2,000 square feet of spacious and versatile accommodation arranged over four floors retaining a number of delightful features including stunning vaulted ceilings, mezzanine library and expansive original windows.

ACCOMMODATION

entrance hall
sitting dining room with vaulted ceiling
kitchen
mezzanine library

reception hall/boot room
four double bedrooms
family bathroom
shower room

EXTERNALLY

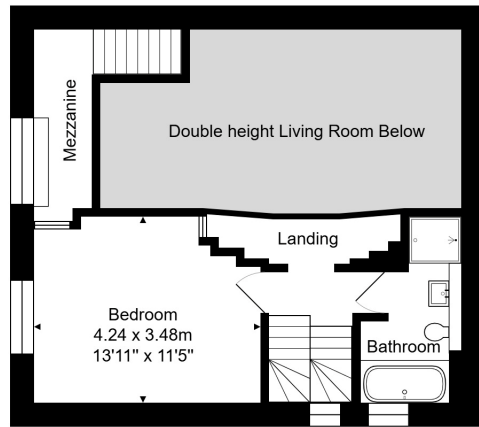
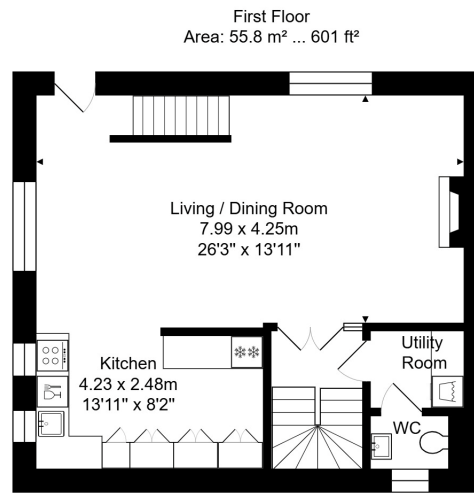
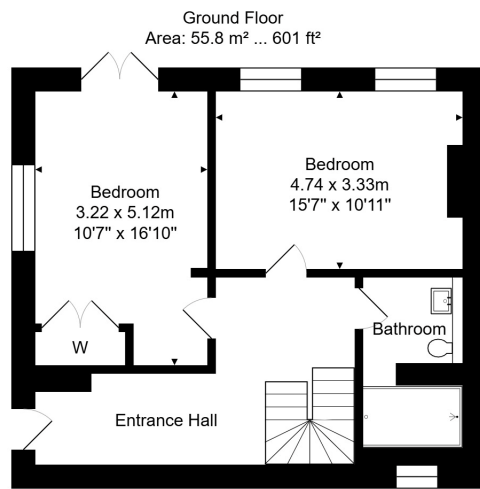
There is a gravel driveway and double carport to the front of the property with a gate to the home and gardens. The mature park- like gardens offer expansive countryside views towards the Avoncliff aqueduct and are framed with an array of mature trees and verdant leafy bushes to borders. The garden provides fantastic spaces for entertaining, with a sun terrace to the rear complete with a fabulous stone built pizza oven and an additional flagstone terrace to the front of the property perfect for alfresco dining. There is also a charming and secluded walled patio accessed via double doors from one of the bedrooms or the steps to the side of the property. Two separate entrances to the property offers great flexibility and opportunity for a range of layouts.

LOCATION

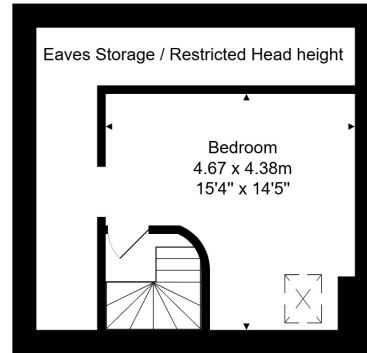
The property can be found tucked away at the end of a leafy private driveway in the heart of the delightful and sought after hamlet of Avoncliff. Ancliff Square is a special spot, a stone's throw from the beautiful Grade II listed aqueduct, the River Avon and a highly regarded canal-side pub and cafe. The local railway station is a few minutes' walk away, affording surprisingly swift access to Bath, Bristol and Bradford-On-Avon, unusual for such a beautiful and secluded spot. The property is perfectly positioned for canal side walks into Bradford-On-Avon or to the Dundas aqueduct on the way to Bath.



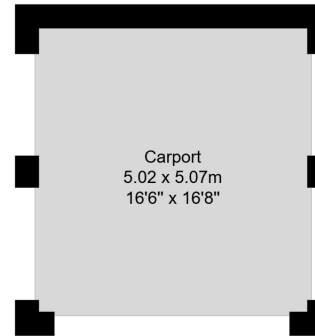




Second Floor
Area: 33.0 m² ... 355 ft²



Third Floor
Area: 44.9 m² ... 483 ft²



Carport
Area: 26.1 m² ... 281 ft²

Total Gross Internal Area: 189.7 m² ... 2041 ft² (excluding double height living room below and Carport / shaded areas)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser. Area includes internal and external wall thickness



Tenure: Freehold
Council Tax: 'F' = £3,529.36
Service charge: TBC

