



The Elms, Holt

£200,000 Council Tax Band A Tax Rate £1,714 per annum



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PROPERTY SALES & LETTINGS

Interact with the virtual reality tour and contact **Forest Marble 24/7** to arrange your viewing of this exceptional period apartment located in the highly desirable Wiltshire Village of Holt. The main living room is beautifully cosy, with built-in shelving and storage, and is a perfect place to relax and unwind. It is of good size, enjoying lots of natural light and services the two bedrooms that are found to the front aspect of the residence. The primary bedroom is a comfortable double with full width fitted wardrobe storage, while the second bedroom is a very well sized single, home office or nursery. To the other end of the flat you have a generous kitchen that allows ample space for a dining table and seating. This is a great space to enjoy the culinary delights and entertain. The bathroom is fully fitted and although modern in style, has character notes sympathetic to the origins of the building. Externally you will enjoy the communal garden that offers surprising amounts of space for this type of property and includes a seating terrace, small pond and a substantial lawn surrounded by well established and mature trees and shrubs. This outdoor space is an exceptional offering and a fabulous addition. Communal parking is also found outside the property. To view the virtual tour please follow this link: [Click Here](#)

Situation

Nestled in the picturesque Wiltshire countryside, the sought-after village of Holt offers an idyllic blend of rural charm and excellent connectivity. Renowned for its attractive stone cottages, thriving community and beautiful surrounding landscapes, Holt is perfectly positioned between the Georgian city of Bath and the historic county town of Trowbridge, both providing extensive shopping, dining and leisure facilities. The nearby market town of Bradford-on-Avon is just a short drive away and offers boutique shops, cafés, restaurants and a mainline railway station with direct services to Bath, Bristol and London Paddington. Holt itself benefits from a well-regarded primary school, village hall, traditional pubs and an active local community. The village is also home to the popular The Glove Factory Studios, a vibrant creative hub featuring independent businesses, co-working space, gymnasium, wild swimming facility, events, and the highly regarded Wild Herb café, adding to the area's unique lifestyle appeal. Surrounded by rolling countryside, Holt is ideal for walkers and outdoor enthusiasts, with a network of scenic footpaths and bridleways leading through open fields, woodland and along the nearby Kennet and Avon Canal, as well as the National Trust's Court Gardens nearby that local residents can gain free access to. Popular nearby walks include routes towards Great Chalfield and the beautiful National Trust countryside surrounding the area. Excellent road links provide convenient access to the A36 and M4 motorway network, making Holt an attractive location for commuters seeking village living within easy reach of Bath, Bristol and beyond.

Key Features

- First Floor Flat
- Set in a Period Conversion
- Two Bedrooms
- Extensive Communal Gardens
- Excellent Condition Throughout
- Highly Desirable Location



Rooms

Communal Entrance Hall

From the front of the building the communal hall leads to an open landing providing access to the apartment,.

Inner Hallway

7'4" x 3'9" (2.23m x 1.14m)

Living Room

10'4" x 12'6" (3.15m x 3.81m)

Kitchen

12'8" x 9'3" (3.86m x 2.82m)

Bedroom One

9'3" x 11'1" (2.82m x 3.38m)

Bedroom Two

10'0" x 6'10" (3.05m x 2.08m)

Bathroom

5'3" x 6'11" (1.60m x 2.11m)

Communal Gardens

To the side of the property there is a substantial communal garden. The garden space incorporates a large lawn area, surrounded by mature shrubs and hedges. There is a small pond and a paved terrace seating area that can be enjoyed by residents.

Parking

Communal parking can be found to the front of the property.

Directions

Approaching the Village of Holt from Trowbridge you will enter the village on the B3106. Turn right at the mini roundabout onto Ham Green, passing the Tollgate Inn on your right hand side. Continue along as Ham Green proceeds onto The Street (B3107) and take the left hand turn into The Midlands. Follow The Midlands around to the right and pass by the Old Glove Factory. You will find The Elms shortly on your right hand side.

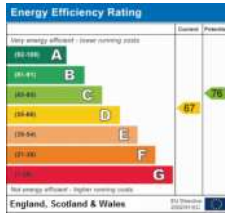
Agent Notes

We are advised that this is a leasehold property with over 970 years remaining of the lease and subject to a management charge of approximately £50 per month which we are informed includes contribution to ground rent. At Forest Marble estate agents we bring together all of the latest technology and techniques available to sell or let your home; by listening to your specific requirements we will work with you so that together we can achieve the best possible price for your property. By using our unique customer guarantee we will give you access to a true 24/7 service (we are available when you are free to talk), local knowledge, experience and connections that you will find will deliver the service you finally want from your estate agent. Years of local knowledge covering Frome, Westbury, Warminster, Trowbridge, Radstock, Midsomer Norton and all surrounding villages.





Forest Marble Ltd
 Forest Marble, 4 Harris Close, Frome BA11 5JY
Call: 01373 482900
Web: www.forestmarble.co.uk
Email: will.parfitt@forestmarble.co.uk



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