



📍 1 Bull Pit, Bradford-On-Avon, Wiltshire, BA15 1NB

🏠 Guide Price £450,000

An exceptionally rare opportunity to purchase a two bedroom, two reception room, two bathroom, detached, period property with double garage and courtyard gardens, which enjoys wonderful views over the River Avon.

- Detached, Period Property
- Two Bedrooms
- Two Reception Rooms
- Shower Room & En Suite Wet/Shower Room
- Scope To Update
- Wonderful River Views
- Double Garage & Store
- Courtyard Gardens
- NO ONWARD CHAIN

🏡 Freehold

🏠 EPC Rating G



An exceptionally rare opportunity to purchase a detached, period property with double garage and courtyard gardens, which is situated in the heart of Bradford on Avon, overlooking the River Avon and the famous 13th century, Grade I Listed Town Bridge. NO ONWARD CHAIN.

The property would benefit from some updating and offers accommodation over two floors comprising; hall, lovely sitting room with wood flooring, exposed stone walls and two large windows which overlook the River Avon and provide fabulous views, good sized kitchen with numerous built in units which is part open plan to a dining room/second reception room, principle bedroom with built in cupboards and en suite wet/shower room, further bedroom with built in wardrobes and a shower room.

The ground floor is divided into a store at the front with exposed stone walls and stairs to the first floor, and a double garage with up and over door to the side and double doors to the courtyard area. There are going to be occasions when the store and garage are affected by flooding (due to the proximity to the River Avon) and as the accommodation is arranged over the first and second floors, it is protected from any flooding by the ground floor.

Externally there is a charming, walled, courtyard garden to the front with paved patio seating area which is only a stones throw from the River Avon. There is also a courtyard garden to the side of the property which enjoys a good deal of privacy.

Situation

The Bull Pit is situated in the heart of the historic market town of Bradford on Avon, close to the River Avon and Kennet and Avon canal. This bustling town caters for most day-to-day requirements including schooling for all ages; more comprehensive facilities are available in the neighbouring larger town of Trowbridge (about 3 miles) and the city of Bath (about 8 miles). There are good road communications to the major employment centres of Bristol and Swindon and, via the M4 to the north and the A303 to the south, London and the West Country. Mainline rail services to Paddington are available from Bradford on Avon station (about 1hr 45mins).

Property Information

Council Tax Band; C

EPC Rating; G

Freehold

Mains Electricity, Water & Drainage

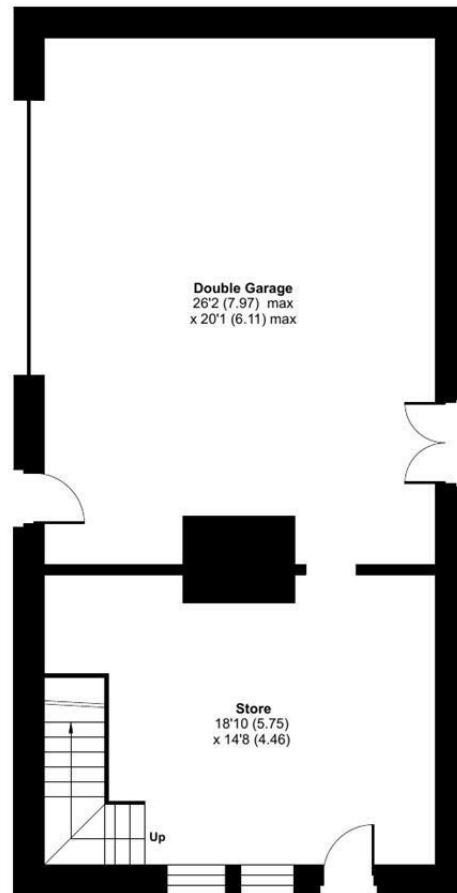
Electric Heating



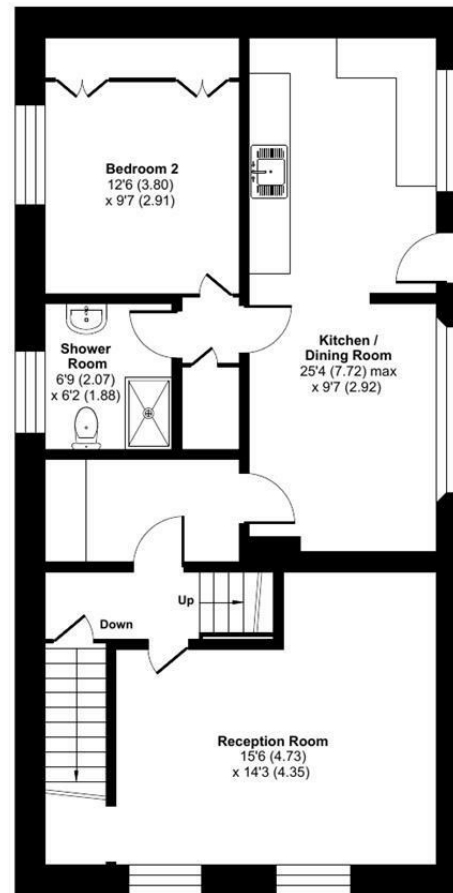
Bull Pit, Bradford-on-Avon, BA15

Approximate Area = 1721 sq ft / 159.8 sq m

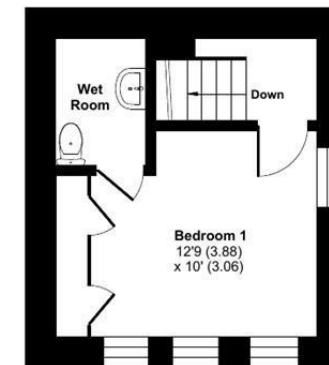
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nktchecom 2026. Produced for Strakers. REF: 1463732

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