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Lions Cottage, 343 The Street, Holt, BA14 6QH.

Price: £325,000

A pretty village home with very special gardens & studio – something a bit different! Two double bedrooms, driveway parking.

Lions Cottage is in the centre of this ever-popular village so has easy access to its amenities. The heart of this cottage will surely be the comfortable sitting room with its attractive fireplace housing a wood burner – perfect for a cosy evening. The kitchen breakfast room leads out onto a rear path with the utility room, wood store and gardener's loo just a step away. Upstairs are two double bedrooms and modern bathroom. The larger front bedroom has a period fireplace and lovely floorboards. The rear bedroom is dual aspect.

The cottage has two garden areas just along a path at the rear. The first garden is ideal for a vegetable plot or play area & has another wood store. The second is mostly lawned with surrounding trees and hedgerows; it is a peaceful private space & not overlooked. Of particular note is the impressive garden room presently used as a home office with phone line, broadband, light & power. Also, a large shed with work bench & power & doors opening out onto the lawn. The aspect is southeast & south facing. There is driveway parking at the front.

Holt is a popular village lying to the east of Bradford-on-Avon; it has a post office/shop, 2 good pubs, 2 churches, primary school, the fashionable Glove Factory Studios with café, wild swimming, gym & classes. Also a village hall & tennis courts. Market town amenities at Bradford-on-Avon, Trowbridge & Melksham which boasts a wide array of supermarkets including Waitrose. All three have rail links; the A4 and M4 lie to the north for commuters. Georgian Bath offers city centre shopping, rail links, excellent dining, entertainment & nightlife.

- Popular village location
- Kitchen breakfast room

- Pretty two-bedroom cottage
- Lovely sunny gardens with office

- Sitting room with multi fuel burner
- Driveway parking

EPC - D





*Character cottage in
popular village*

Two double bedrooms

*Super gardens with
impressive studio/office*

