



**10 Middle Rank, BA15 1NL**

Guide Price **£550,000**

**DANIEL JONES**  
— PROPERTIES —



**Bedrooms: 3**  
**Bathrooms: 2**  
**Receptions: 2**

This charming double-fronted home occupies a peaceful setting within a highly regarded terrace of 17th-century weavers' cottages, enjoying far-reaching views. Thoughtfully renovated by the current owners to a high standard, the property blends modern open-plan living with retained period character. Arranged over three floors, the house offers well-proportioned accommodation which is often filled with natural light.

The ground floor features a stylish open-plan kitchen/dining room with integrated appliances and a separate utility cupboard, alongside a versatile snug with ample storage and a contemporary shower room. The first floor provides a well-appointed bathroom, a generous double bedroom with fitted storage and views, and a further bedroom ideal for children or home working. The second floor is a particular highlight, with an impressive 17ft sitting room enjoying an elevated outlook, a useful landing/study area with shelving, and a double bedroom with storage.

Outside, the enclosed and mature south-facing garden is regularly bathed in sun and soaks up gorgeous views, with lawn and a patio terrace area as well as a designated dining space, ideal for relaxing and entertaining. A high-quality stone-built garden office with living roof, insulation, underfloor heating and power provides excellent space fit for a multitude of uses.



Middle Rank is ideally positioned on the Bath side of Bradford on Avon, within walking distance of schools, the Wiltshire Music Centre, a plethora of town centre amenities and the railway station, with excellent transport links to Bath, Bristol and London, as well as access to canal walks and open countryside.

Agents note: There is no vehicular access to the front of the property, pedestrian access only. The garden is separated from the property by the aforementioned pedestrian pathway. On street parking is usually available on Newtown (timing restrictions apply to some spaces) and up on Budbury Place (unrestricted parking). A community run car park exists at the end of Middle Rank (accessed via Conigre Hill), which specifically serves the local residents. The new owners of 10 Middle Rank can apply for a parking space which costs a small monthly sum. The community also has secured a number of garages in Budbury Close that residents of the hillside may rent.



## Additional Information

Tenure: Grade II Listed Freehold House

Council Tax Band: E

Current EPC Rating: D (56)

Potential EPC Rating: B (89)

### Services:

Mains gas central heating

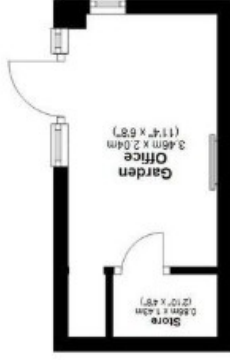
Mains electricity supply

Mains drainage supply

Mains water supply

Single glazed windows





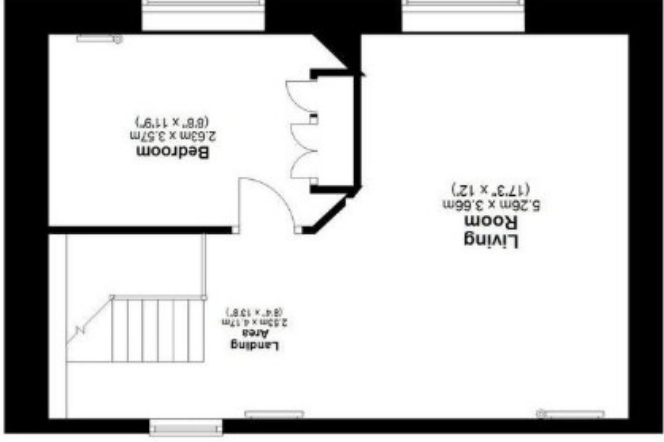
Total Square Feet Approx: 1358.9  
(Approx 126.3 Square Metres)



Ground Floor  
Main area: approx. 38.6 sq. metres (415.5 sq. feet)  
Plus outbuildings, approx. 5.0 sq. metres (56.6 sq. feet)



First Floor  
Approx: 36.9 sq. metres (397.7 sq. feet)



Second Floor  
Approx: 41.7 sq. metres (448.9 sq. feet)

Main area: Approx. 117.3 sq. metres (1262.1 sq. feet)  
Plus outbuildings, approx. 9.0 sq. metres (96.6 sq. feet)