



107A Church Street

Hilperton Trowbridge BA14 7RG

A fantastic opportunity to purchase a two bedroom cottage dating back to the 1700's; situated within the highly regarded village of Hilperton close to St Michaels Church, recreation ground, village hall, public house and primary school. Accommodation comprises entrance hall, living room with open fire, kitchen/diner, two bedrooms and bathroom. Benefits include UPVC double glazing, gas central heating with new Ideal combi boiler - fitted April 2026; and good sized established garden with private aspect. Early viewing is highly recommended - offered for sale with no onward chain.

Offers Over £230,000



ACCOMMODATION

All measurements are approximate

Entrance Hall

UPVC double glazed window to the front. Stairs to the first floor. Door to the:

Living Room

13'11 x 11'6 (4.24m x 3.51m)
UPVC double glazed window to the front. Electric blind with remote control. Radiator. Feature stone fireplace with open fire. Panelling and exposed ceiling beams. Step up and panelled door to the:

Kitchen/Diner

15'3 x 10'3 (4.65m x 3.12m)
UPVC double glazed window to the rear. Radiator. Feature corner fireplace. Range of wall and base mounted units with tiled splash-backs and rolled top work surfaces. Stainless steel one and a half bowl sink drainer unit with mixer tap. Gas cooker with extractor over. Washing machine and dishwasher included. Space for table. Panelled door to the understairs storage cupboard with shelving and light. Ceramic tiled flooring. Wall mounted Ideal combi boiler - installed April 2026. UPVC door to the rear. Hard wired smoke alarm. Carbon monoxide alarm.

FIRST FLOOR



Landing

Hard wired smoke alarm. Doors off and into: linen cupboard.

Bedroom One

14'3 x 11'7 (4.34m x 3.53m)
UPVC double glazed window to the front. Radiator. Panelled door to large wardrobe with hanging rail and small access point to attic space. Exposed ceiling beams.

Bedroom Two

10'10 x 9'4 (3.3m x 2.84m)
UPVC double glazed window to the rear. Electric blind with remote control. Radiator.

Bathroom

Obscured UPVC double glazed window to the rear. Electric blind with remote control. Radiator. Three piece suite with part tiled surrounds comprising panelled bath with electric shower over, wash hand basin with cupboard under and w/c with dual push flush.

EXTERNALLY

To The Front

Gate and path to the front door with storm porch over. Variety of plants, trees and shrubs. Partially enclosed by stone walling.

To The Rear

Good sized established garden with private aspect comprising paved patio area to the immediate rear with raised beds, meandering pea shingle pathway leading to the rear of the garden, small pond and well stocked borders with a variety of plants, trees and shrubs. Garden shed with power and chest freezer included. Greenhouse. Vegetable garden area. Outside tap. All enclosed by fencing with gated side pedestrian access.

AGENTS NOTE:

There is a historic pedestrian right of access across the rear garden. The property is Virgin Media O2 cable enabled. All curtains and roller blinds included.



Tenure **Freehold**
Council Tax Band **B**
EPC Rating

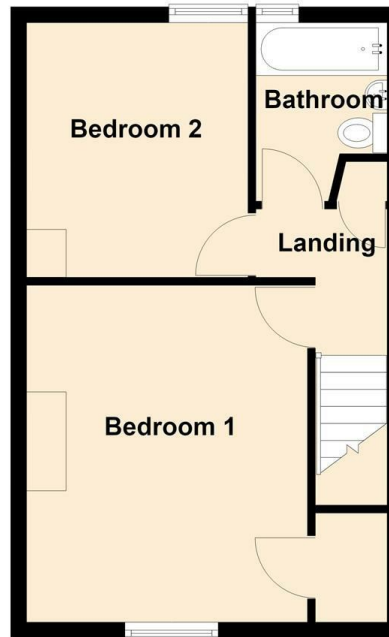
Ground Floor

Approx. 34.6 sq. metres (372.1 sq. feet)

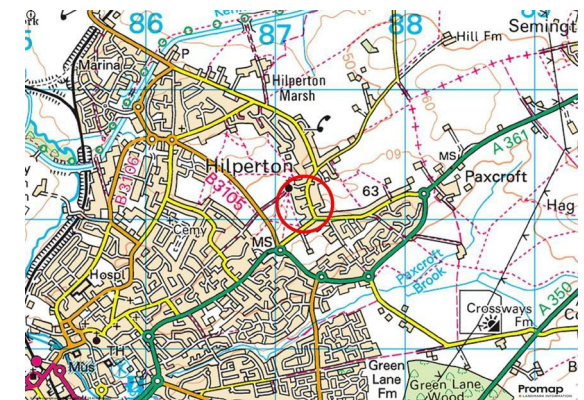
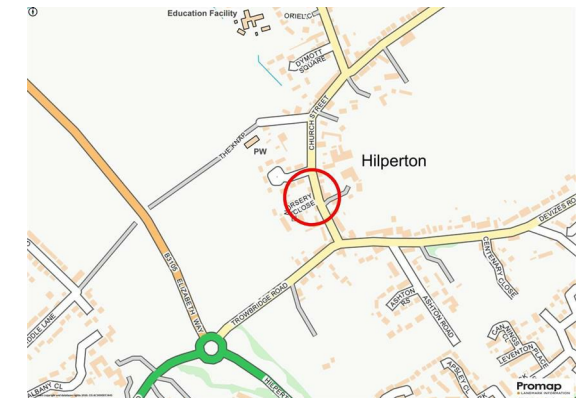


First Floor

Approx. 34.6 sq. metres (372.1 sq. feet)



Total area: approx. 69.1 sq. metres (744.1 sq. feet)




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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.