



📍 2 Marsh Road, Hilperton Marsh, Trowbridge, Wiltshire, BA14 7PS

🏠 £720,000

A most attractive, stone fronted, Grade II Listed, four bedroom, detached period house which would benefit from some updating and occupies a good sized plot with double mooring, lawned gardens overlooking the Kennet and Avon canal, double garage and ample driveway parking.

- Attractive, Detached, Grade II Listed, Period House
- Four Bedrooms
- Bathroom & Shower Room
- Impressive Reception Space With Vaulted Ceiling
- Scope To Update
- Neighbouring The Kennet & Avon Canal
- Private, Lawned Gardens
- Double Garage & Long Driveway
- Private, Double Mooring
- NO ONWARD CHAIN

🏠 Freehold

🏠 EPC Rating E



Something a little special! A most attractive, stone fronted, Grade II Listed, four bedroom, detached period house which enjoys a most pleasant outlook over the Kennet and Avon canal. The property would benefit from some updating and offers scope for the next owner to create their forever home. The house occupies a generous plot with good sized, mature gardens neighbouring the canal, mooring for two narrow boats, double garage, ample driveway parking and NO ONWARD CHAIN.

The property offers flexible accommodation over two floors comprising (ground floor); entrance hall, inner hall, principle bedroom, three further bedrooms, bathroom, shower room, utility cupboard, two further storage cupboards, (first floor); impressive sitting/dining room with vaulted ceiling, exposed stone walls, beams and roof trusses, feature fireplace and a fabulous outlook over the canal and a kitchen with dated units.

Externally; there are private, lawned gardens which stretch alongside the canal with mature trees and seating areas from which you can enjoy narrow boats passing by and all the wildlife associated with the canal. There is private mooring (approximately 55' x 15'10") for two narrow boats which tucks into the side of the garden and when it's not being used to moor boats it makes a rather lovely duck pond.

Adjoining the property there are two large garages with double doors to the front which offer scope for conversion into an annex or additional accommodation (subject to the necessary consents). In front of the garages there is driveway parking for numerous vehicles.

Situation

Hilperton is a popular village which is situated on the outskirts of Trowbridge and offers its own primary school, public house, church, village hall and is close to open countryside walks and the Kennet and Avon canal. The historic town of Bradford on Avon is only a short drive away and the nearby village of Holt, offers further excellent pubs and the National Trust "Court gardens" with areas to relax and walk. Transport links include a regular bus service to Trowbridge where there is a main line train station offering easy access to the Georgian city of Bath (approximately 7 miles) and Bristol Temple Meads (approximately 18 miles).

Property Information

Tenure; Freehold

Mains gas, electric, water and drainage

Gas fired central heating

Council tax band; E

EPC Rating: E



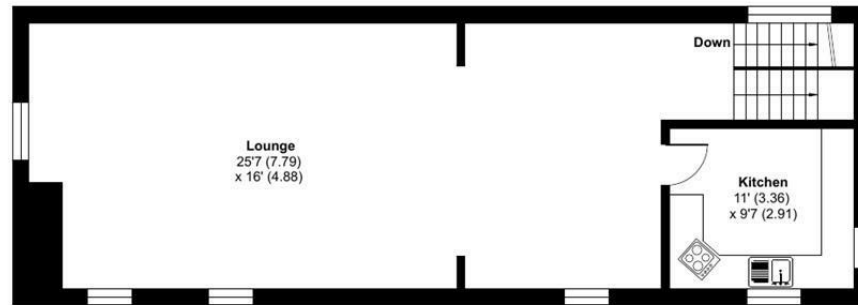
Marsh Road, Trowbridge, BA14

Approximate Area = 1739 sq ft / 161.5 sq m

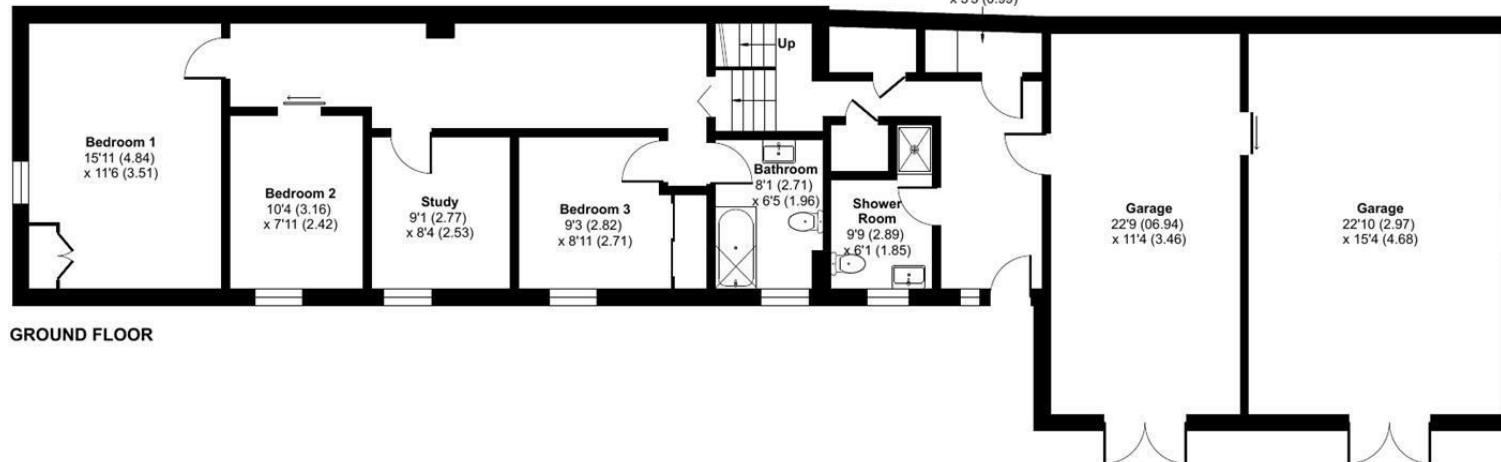
Garage = 619 sq ft / 57.5 sq m

Total = 2358 sq ft / 219 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Strakers. REF: 1487915

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