

whiteley helyar



2,315 ft²



4 bedrooms



2 bathrooms



double carport
&
visitors parking

Guide Price £650,000

5 Ancliff Square, Avoncliff, Bradford-On-Avon, BA15 2HD

A versatile and beautifully presented Grade II listed home with beautiful Wiltshire style stone roof in this wonderful tucked-away spot in the picturesque hamlet of Avoncliff within walking distance of the canal and railway station affording easy commutes to Bath and Bristol. This beautifully presented property, originally constructed in the late 1790s enjoys over 2,300 square feet of bright and spacious accommodation arranged over three floors and benefits from a number of charming features such as an impressive family room with double height vaulted roof, viewing gallery and feature fireplaces.

ACCOMMODATION

entrance porch

dining room

kitchen breakfast room

utility area and study

cloakroom

sitting room

family room

four bedrooms

master bedroom with en-suite shower

family bathroom

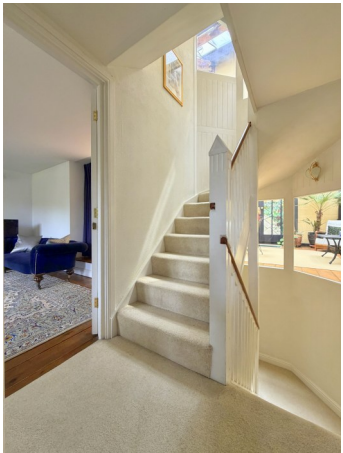
EXTERNALLY

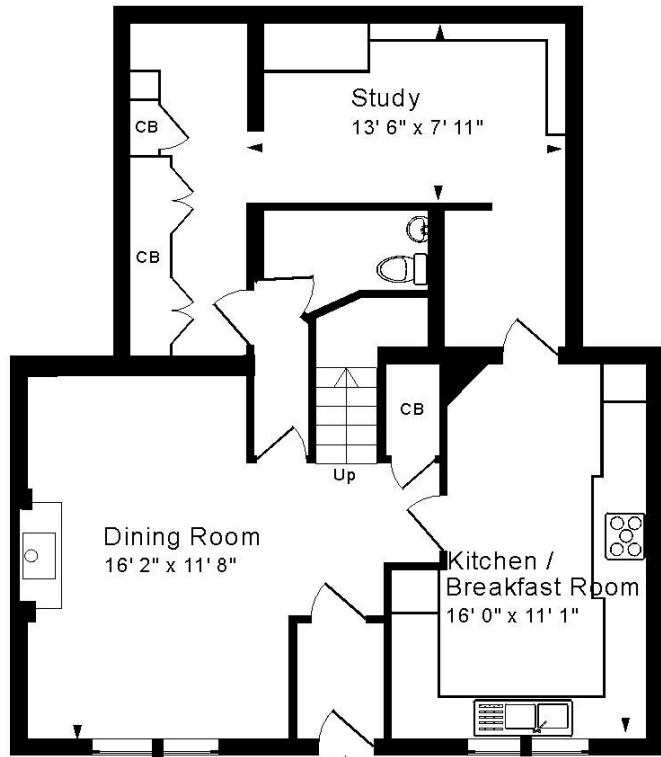
The property is approached through an impressive gated communal courtyard gardens to the front with central fountain water feature and areas of lawn bordered by thoughtfully planted beds. The house itself benefits from a small flagstone patio by the front door as well as a generous double car port providing space to park two vehicles; this area, when not used for parking has also been utilised by our clients as a 'covered patio' great for barbeques and entertaining.

LOCATION

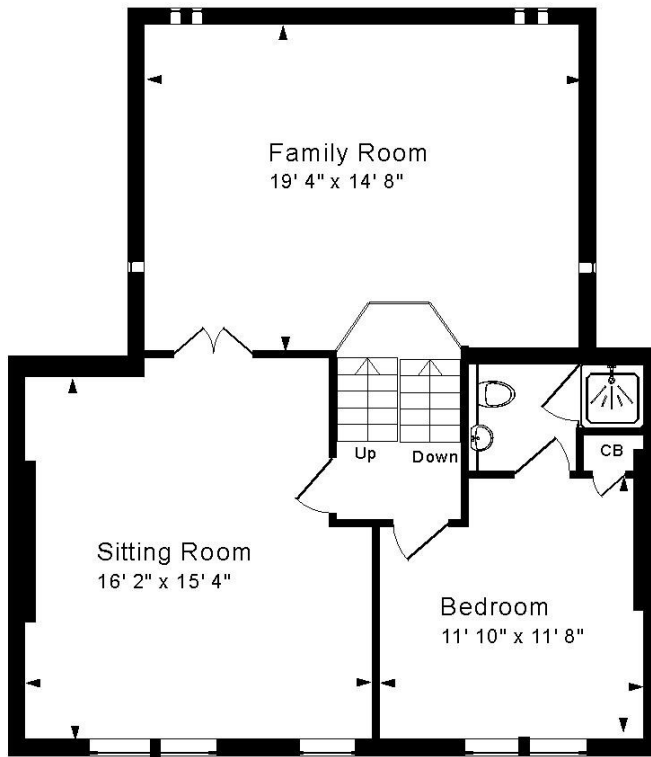
The property can be found tucked away at the end of a leafy private driveway in the heart of the delightful and sought after hamlet of Avoncliff within short walking distance of two recently refurbished riverside pubs and popular tea garden. Ancliff Square is a special spot, a stone's throw from the beautiful Grade II listed aqueduct, the River Avon and a highly regarded canal-side pub and cafe. The local railway station is a few minutes' walk away, affording surprisingly swift access to Bath, Bristol and Bradford-On-Avon, unusual for such a beautiful and secluded spot. The property is perfectly positioned for canal side walks into Bradford-On-Avon or to the Dundas aqueduct on the way to Bath.



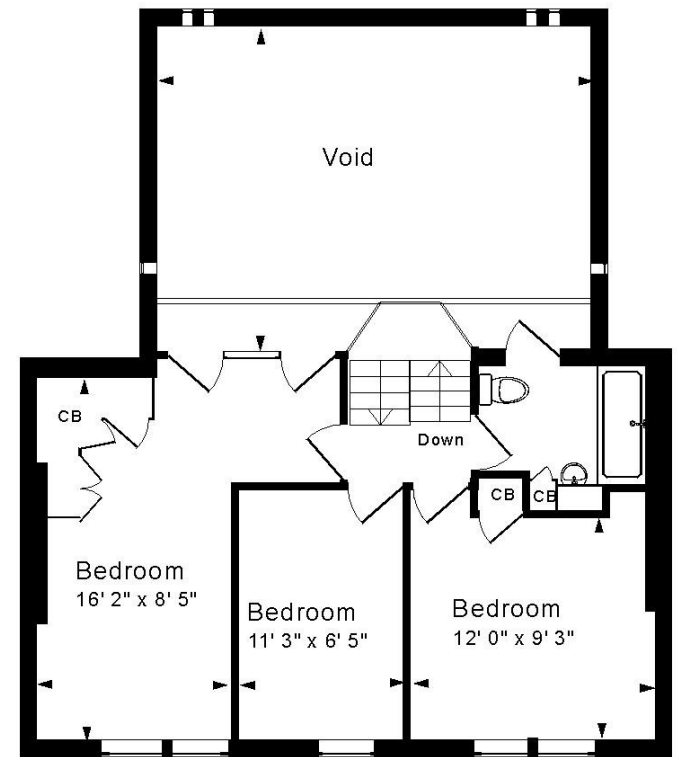




Ground Floor



First Floor



Second Floor

Approx. Gross Internal Floor Area 2,315 Sq. Ft. / 215 Sq. M
Includes Conservatories. Excludes Garages, Porches etc. unless stated
For identification purposes only. Not to scale. Copyright Jemesis Ltd 2026
Drawing Number: 172-0905
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Tenure: Share of Freehold,
in the process of being made Freehold
Council Tax: 'F' = 3476.51
Service charge: £175 PCM

