



14 TORY

Bradford on Avon, BA15



AWARD-WINNING GRADE II LISTED HOME WITH BREATHTAKING PANORAMIC VIEWS

Combining exceptional contemporary design, historic character and
beautifully terraced gardens.



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EPC

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Services: We are advised that the property is connected to mains gas, electricity, water, drainage and broadband.

Local Authority: Wiltshire Council

Council Tax: F

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Method of Sale: We are advised that the property is Freehold

Viewings: Strictly by prior appointment with the agent Knight Frank LLP



SITUATION

Bradford on Avon is a charming and historic market town on the edge of the Cotswolds, approximately eight miles south east of Bath. Renowned for its Georgian architecture, independent shops, cafés and restaurants, it offers an exceptional lifestyle with excellent access to Bath, Bristol and London.

This property occupies an elevated position within a picturesque terrace, enjoying breathtaking views towards the medieval Tithe Barn, the Kennet and Avon Canal and the surrounding countryside. Accessed via a traditional pedestrian footpath, the property enjoys a peaceful setting while remaining within easy reach of local amenities, nearby parking facilities and Bradford on Avon railway station.





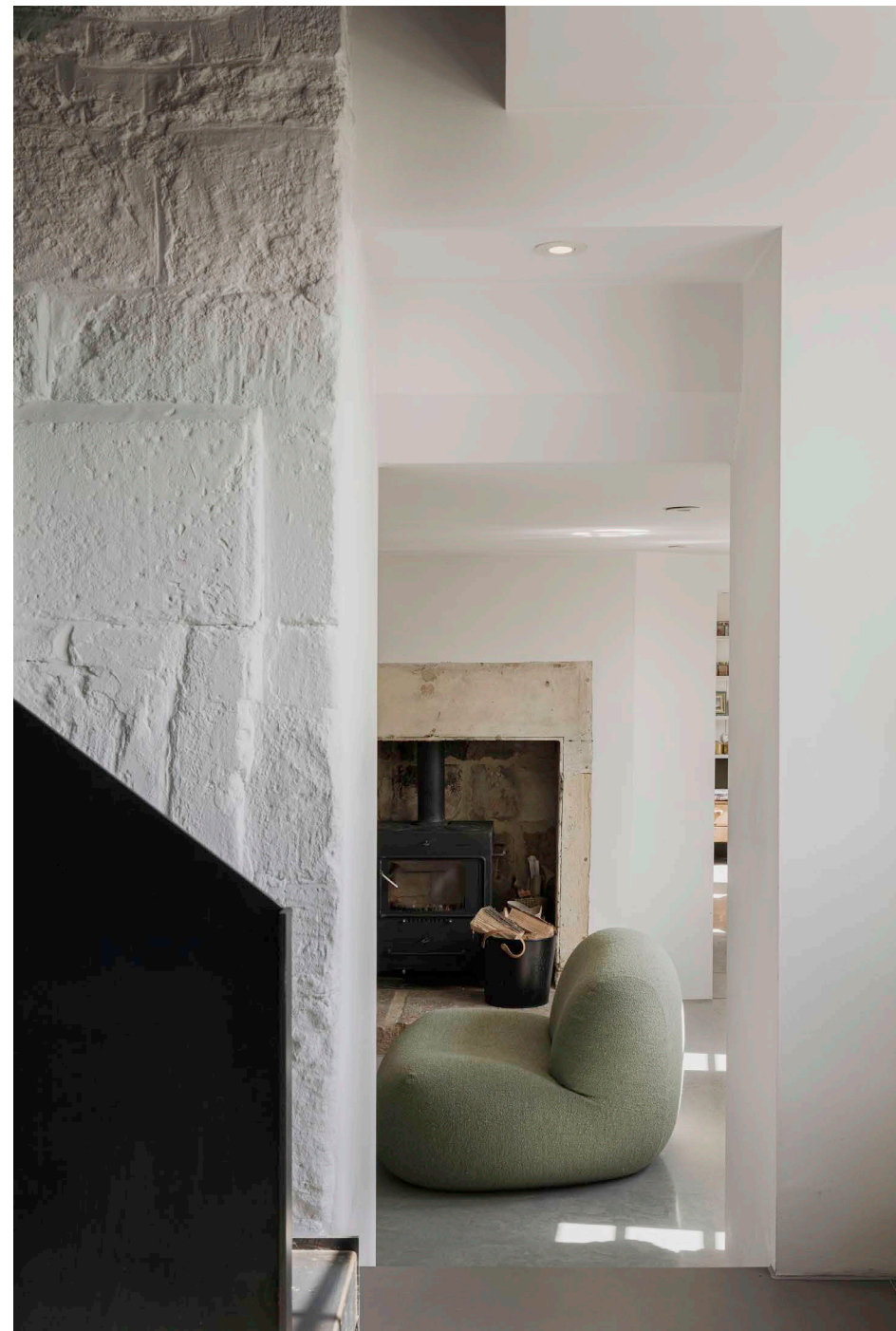




THE HOUSE

Believed to date from the late eighteenth century, this property was acquired by the current owners in 2021 and transformed and extended into an exceptional family home. Working alongside acclaimed architects Klas Hyllén, three former cottages were seamlessly combined to create a striking and highly individual residence. The project has received significant recognition, including a RIBA South West & Wessex Award in 2024 (alongside Bath Abbey renovation) and a Listed & Modern Architectural Award for Best Remodelling in 2025, as featured in The Sunday Times, reflecting the outstanding quality of its design and execution.

The house opens directly from the terrace into a light-filled dining room with high ceilings, bespoke joinery and a dramatic steel staircase. Beyond, an elegant archway conceals a bespoke drinks bar and leads to a dedicated study. A few steps below, the sitting room centres around a substantial wood-burning stove with a Bath stone surround, while large windows frame spectacular views across the town. The space flows into the kitchen and breakfast room, featuring bespoke cabinetry, deVOL fittings, stone worktops, brass detailing, a Bridgezone induction hob, double oven and integrated appliances. A walk-in pantry, cloakroom and underfloor heating beneath polished concrete flooring by Lazenby complete the ground floor.







On the first floor are two generous double bedrooms, each enjoying wonderful views and fitted storage, together with a beautifully appointed family Lusso bathroom featuring a freestanding egg bath and extensive linen storage. A newly created snug occupies a particularly impressive position, with soaring ceilings, statement lighting and 3.2-metre-high French doors opening onto a balcony overlooking the town and surrounding countryside.



The upper floor has been transformed into an impressive vaulted music room where exposed character features combine with abundant natural light and far-reaching views. Beyond lies the principal bedroom, a peaceful retreat with fitted storage and sash windows framing the iconic skyline of Bradford on Avon. A stylish shower room serves this floor.

Of particular note, and a rare benefit for a property of this nature, planning permission has already been granted for a full-width dormer extension, providing the opportunity to create approximately 22 sq m of additional living accommodation.

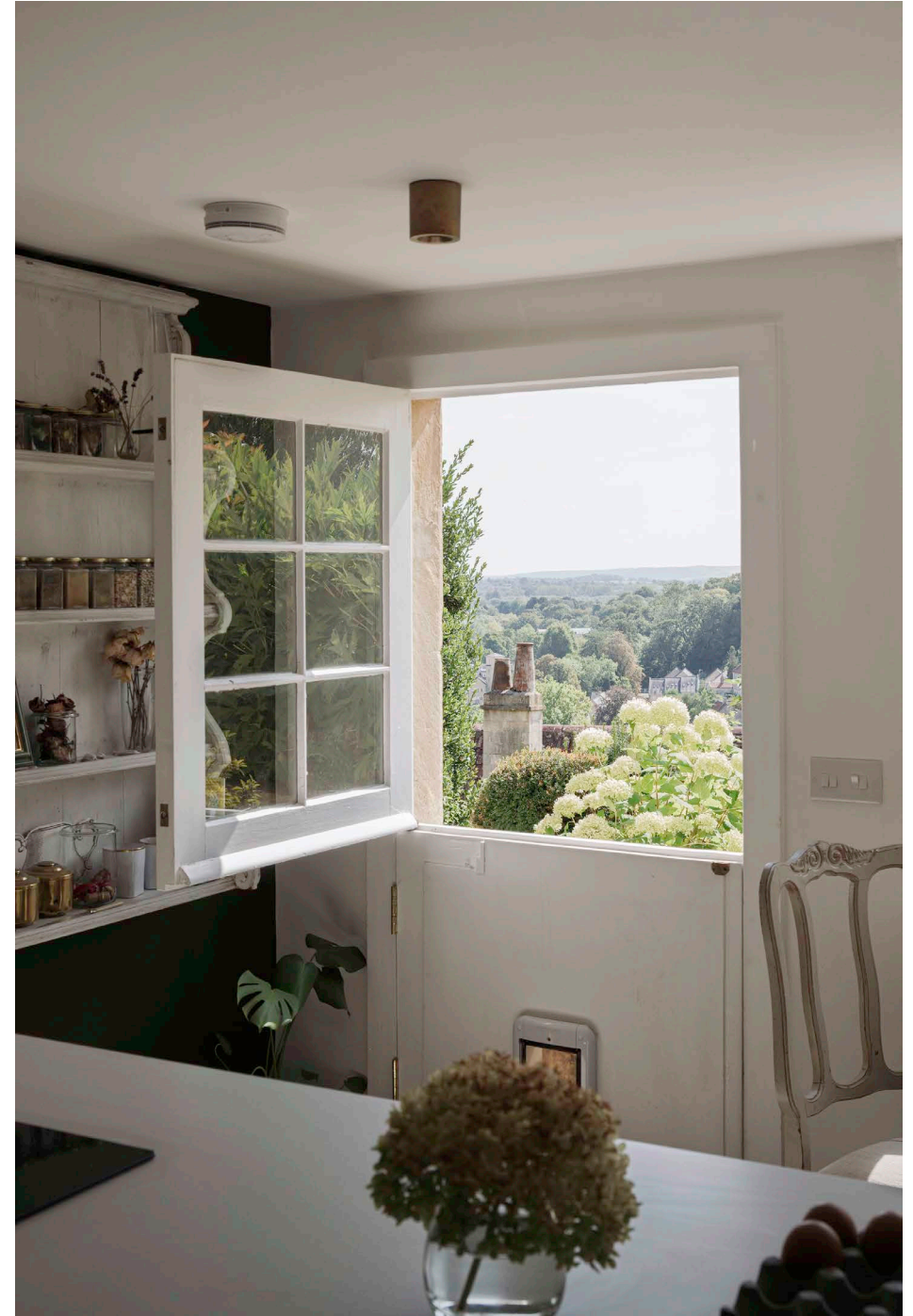




OUTSIDE

The beautifully landscaped terraced gardens are a defining feature of the property, enjoying a distinctly Mediterranean atmosphere and panoramic views across Bradford-on-Avon. Mature fig, olive and apple trees provide structure and seasonal interest, while thoughtfully planted lavender borders and rose bushes create colour, privacy and tranquillity throughout the year.

Designed for entertaining and relaxation, the gardens unfold across a series of terraces connected by attractive stone pathways. At its heart, a magnificent mature olive tree with a bespoke teak dining table built around its trunk creates an exceptional setting for outdoor dining. Several seating areas are positioned to make the most of the outlook, while a secluded secret garden on the lower terrace provides a peaceful retreat and useful garden store.

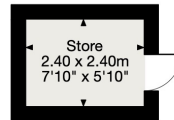




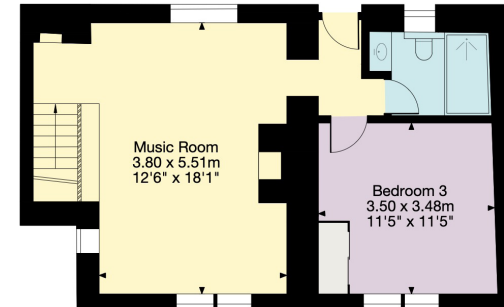
Tory Bradford-on-Avon



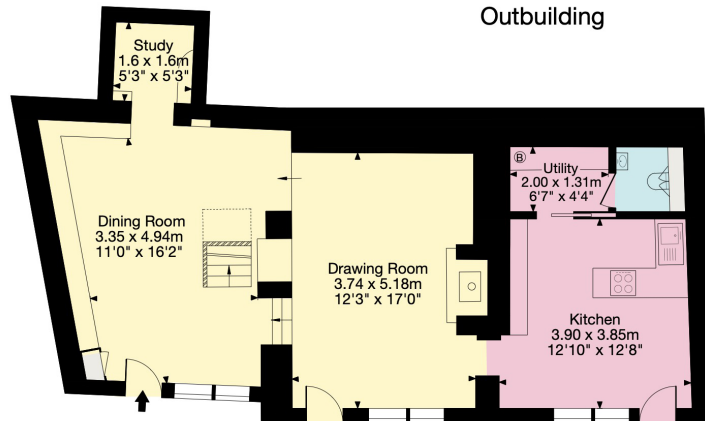
Gross Internal Area (Approx.)
Main House = 174 sq m / 1,873 sq ft
Outbuilding = 4 sq m / 43 sq ft
Total Area = 178 sq m / 1,916 sq ft



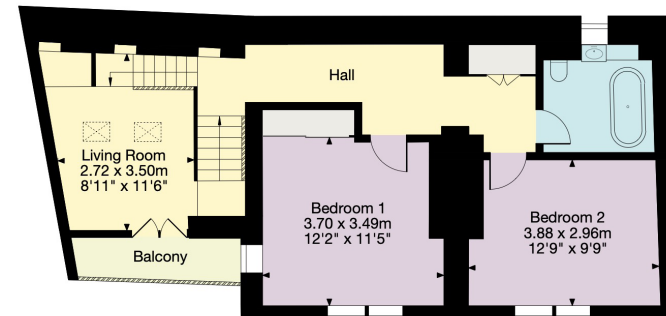
Outbuilding



Second Floor



Ground Floor
Main House



First Floor

- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space

Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2026.

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