

whiteley helyar



1,706 ft²



4 double
bedrooms



2 bathrooms



double carport
&
visitors parking

Guide Price £800,000

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

A beautifully presented Grade II listed home originally constructed in the late 1790s enjoying light and airy accommodation and unexpired consent for permission for a loft conversion. This characterful property is tucked-away in the picturesque hamlet of Avoncliff within walking distance of the canal and railway station affording easy commutes to Bath and Bristol.

ACCOMMODATION

entrance hall
study
double aspect kitchen dining room with AGA
17ft double aspect sitting room

family room/bedroom with wood burner
large master bedroom with en-suite shower
two further double bedrooms
family bathroom

EXTERNALLY

The property can be approached through the impressive communal courtyard gardens to the front with its imposing central fountain water feature or from the rear entrance via a double car port and private gardens. The delightful walled rear garden is mainly laid to lawn planted with a wonderful espalier trained apple tree as well as a number of other bushes, shrubs and trees. There is a large patio providing great space for alfresco dining and entertaining as well as an area to the rear of the garden currently home to a climbing frame/swing.

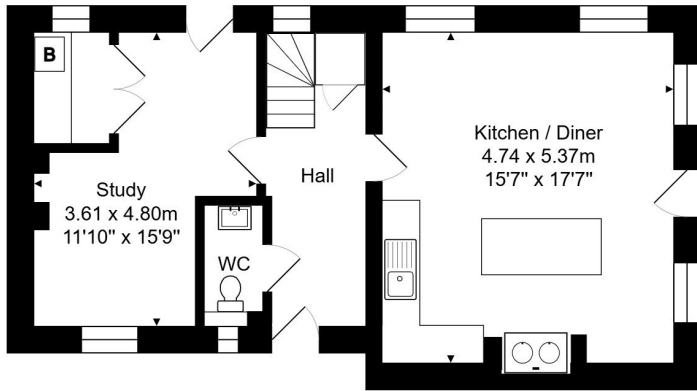
LOCATION

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.

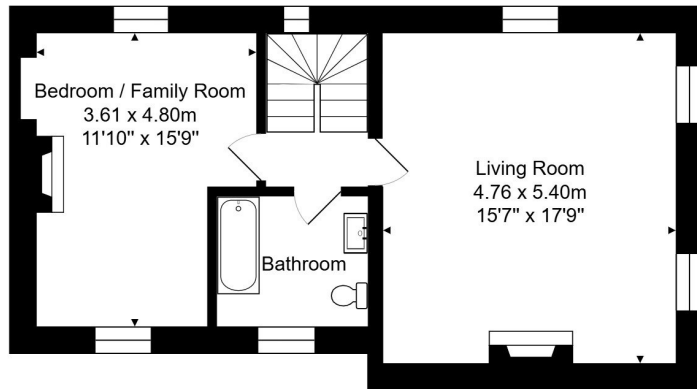
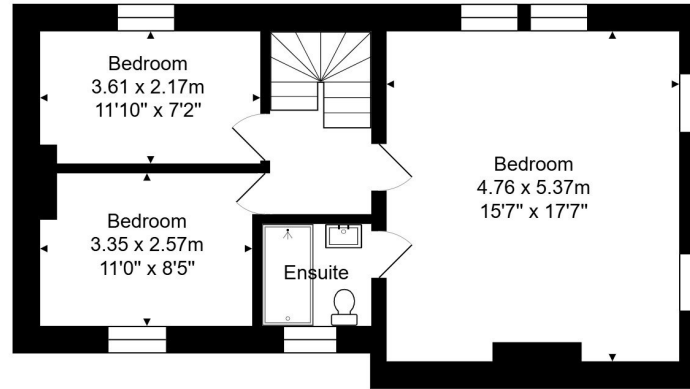




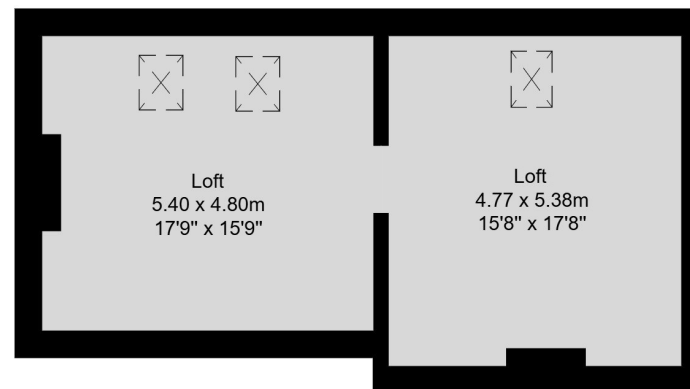
Ground Floor
Area: 52.9 m² ... 569 ft²



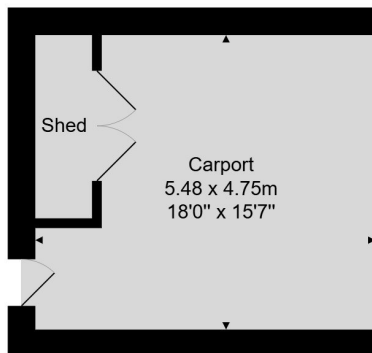
Second Floor
Area: 52.9 m² ... 569 ft²



First Floor
Area: 52.9 m² ... 570 ft²



Loft



Total Area: 158.5 m² ... 1706 ft² (excluding loft rooms, carport, shed)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser.
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Tenure: Share of Freehold,
in the process of being made Freehold
Council Tax: 'F' = 3476.51
Service charge: £175 PCM

Energy Efficiency Rating		Current	Potential
Energy efficiency (EPC) - overall energy costs			
201-255	A		
151-200	B		
101-150	C		
76-100	D		
55-75	E		
35-54	F		
1-34	G		
Not energy efficient - higher running costs			
		81	81
England & Wales		EU Directive 2002/91/EC	

