



Bridge Cottage
350 The Street, Holt, Trowbridge, Wiltshire, BA14 6QH

Charming individual family-sized period home, ideally located in the heart of Holt. This delightful property retains a wealth of character features and enjoys particularly spacious living accommodation including a welcoming dining hall, lovely sitting room with wood-burning stove and an impressive kitchen/breakfast room with vaulted ceiling. Set on a generous plot, providing a large garden with southerly aspect, detached double garage and ample off-road parking. Conveniently positioned within walking distance of the village amenities, residents can enjoy easy access to a local shop and post office, picturesque National Trust gardens, a historic church, two traditional country pubs and a café. Available with no onward chain and presenting a rare combination of sought-after features, early viewing is highly recommended.

£650,000



ACCOMMODATION (all dimensions being approximate)

GROUND FLOOR

Dining Hall 5.30m (17'5") x 4.04m (13'3")

Bay to front with aluminium double glazed windows, UPVC double glazed obscure entrance door to front, stairs to first floor, radiator.

Store

UPVC obscure double glazed window to front.

Kitchen/Dining Room 5.59m (18'4") x 4.13m (13'7")

Two wooden double glazed windows to side, two wooden double glazed Velux windows, fitted with a matching range of base and eye level units with worktop space over, 1 1/2 bowl stainless steel sink, gas range, integrated dishwasher, space for fridge freezer, under floor heating, wooden double glazed double doors to garden.

Sitting Room 5.30m (17'5") x 4.64m (15'3")

Bay to front with aluminium double glazed windows, two aluminium double glazed windows to rear, feature fireplace with wood burning stove, two radiators.

Hallway

Radiator.

Study 2.44m (8') x 2.36m (7'9") max

Aluminium double glazed window to front, radiator.

Shower Room

Three piece suite comprising tiled shower enclosure, wash hand basin with drawers under and close coupled WC, extractor fan, heated towel rail, tiled floor.

Utility Room

Aluminium double glazed window to rear, plumbing for washing machine, cupboard housing wall mounted gas boiler and water softener, UPVC double glazed door to garden.

FIRST FLOOR

Landing

Aluminium double glazed window to rear.

Bedroom 1 5.80m (19') x 3.31m (10'10")

UPVC double glazed window to front, wooden double glazed Velux window, built in storage cupboard, radiator.

Bedroom 2 5.59m (18'4") x 2.77m (9'1")

UPVC double glazed window to front, two built-in storage cupboards, radiator.

Bedroom 3 3.91m (12'10") x 2.61m (8'7")

UPVC double glazed window to front, radiator.

Bedroom 4 2.93m (9'7") x 2.90m (9'6")

Double glazed Velux window, radiator.

Bathroom

Wooden double glazed Velux window, bath, tiled shower enclosure, extractor fan, heated towel rail.

Cloakroom

Wash hand basin with drawers under, close coupled WC, extractor fan.

EXTERNALLY

Enclosed rear garden mainly laid to lawn with flower and shrub borders, patio, storage shed, gated side access, cold water tap, lighting. A driveway accessed to the side provides off road parking.

Double Garage 5.81m (19'1") x 5.33m (17'6")

Two up and over doors to front, UPVC personnel door from garden, two UPVC double glazed windows to rear, power and light connected.

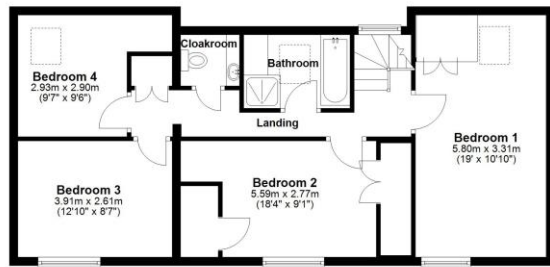
Additional Parking

The owners have created an additional parking area at the rear end of the garden but there is only an informal arrangement with access.





First Floor
Approx. 72.2 sq. metres (777.0 sq. feet)



Main area: Approx. 170.6 sq. metres (1836.6 sq. feet)
Plus double garage, approx. 31.0 sq. metres (333.3 sq. feet)
This representation is provided for general guidance and is not to scale.
All measurements quoted are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



Council Tax: Band F - £3,508.55 (April 2026 - March 2027 financial year)

Viewing: Strictly by appointment through the agent **Kingstons**.

Tenure: Freehold. There is a flying freehold from the neighbouring property above the ground floor store.

What3words: ///playroom.target.imparts

Directions: Directions: From our office in Silver Street, proceed up the hill continue out of town on the Holt Road. Upon reaching the village proceed over the mini roundabout and through Ham Green. Continue onto The Street, where Bridge Cottage will be found on the right-hand side, opposite Holt Super Store.

Please Note: Every care has been taken with the preparation of these details, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate.