

whiteley helyar



2,210 ft²



4 double bedrooms



2 bathrooms



double carport
&
visitors parking

Guide Price £800,000

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

A charming Grade II listed property enjoying over 2,200 square feet of spacious and versatile accommodation arranged over three floors as well as a double carport and generous garden. This sought after development originally dating back to the 1790's is tucked-away in the picturesque hamlet of Avoncliff surrounded by open countryside yet still within easy walking distance of the canal and railway station affording swift access to Bath and Bristol and Bradford-On-Avon.

ACCOMMODATION

- | | |
|-----------------------------------|--|
| entrance hall | family room |
| utility room/cloakroom | 17ft double aspect sitting room with wood burner |
| triple aspect kitchen dining room | large master bedroom with en-suite shower |
| study/bedroom | three further double bedrooms |
| inner hall | family bathroom |
| two versatile storage areas | useful loft room |

EXTERNALLY

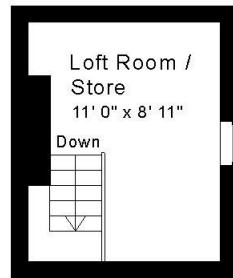
The property can be approached through the impressive communal courtyard gardens to the front with its imposing central fountain water feature or from the rear entrance via a double car port and private gardens. The delightful walled rear garden enjoys an area of patio providing great space for alfresco dining with the remainder laid to lawn planted with an array of flowers shrubs and trees to borders.

LOCATION

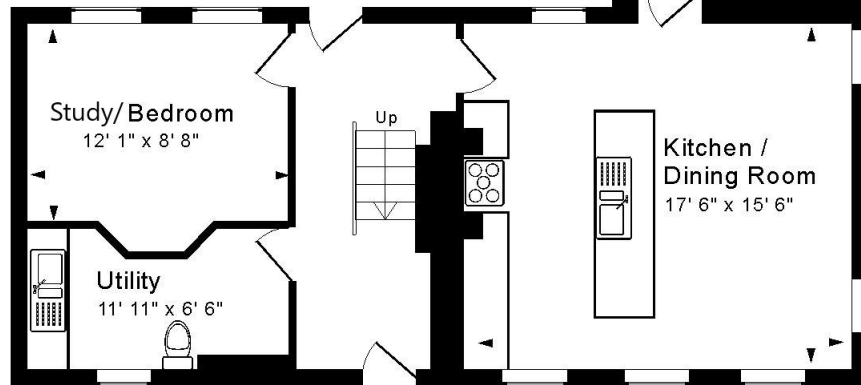
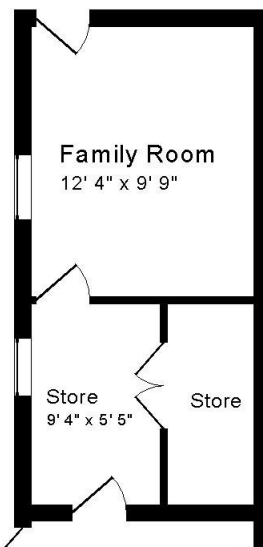
The property can be found tucked away at the end of a leafy private driveway in the heart of the delightful and sought after hamlet of Avoncliff within short walking distance of two recently refurbished riverside pubs and popular tea garden. Ancliff Square is a special spot, a stone's throw from the 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.



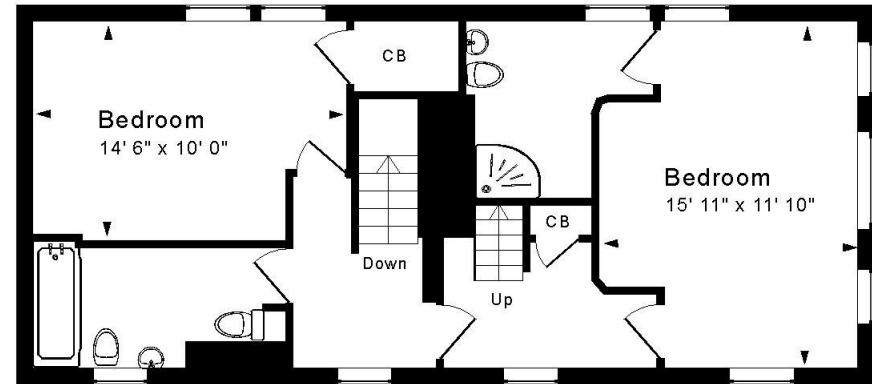




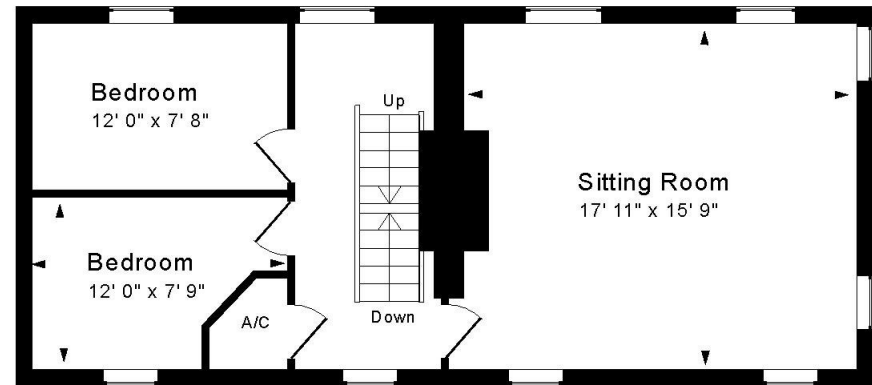
Top Floor



Ground Floor

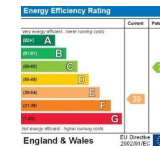


Second Floor



First Floor

Approx. Gross Internal Floor Area 2,210 Sq. Ft. / 206 Sq. M
Includes Conservatories. Excludes Garages, Porches etc. unless stated
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Drawing Number:172-0915
12, Ancliff Square, Avoncliff, Bradford-on-avon, BA15 2HD.



Tenure: Share of Freehold,
in the process of being made Freehold
Council Tax: 'F' = 3476.51
Service charge: £175 PCM

