



JEREMY JENKINS

ESTATE AGENT

Barton End, 10B Newtown, Bradford-on-Avon, BA15 1NE.

Guide price: £600,000.

Barton End is a unique Grade 2 listed property within easy walking distance of the town centre and offering expansive views towards Salisbury Plain. We find a wealth of original features, including fireplaces, beams, exposed stonework & floorboards. The property combines flexible living over three floors with exciting possibilities for modernization and updating. It is essential viewing for period house hunters. The ground floor has a central kitchen with a former stone fireplace & lovely window seat. Adjoining the kitchen on one side is the dining room or family room with a fireplace & wood burner. Also adjoining the kitchen is the conservatory/garden room & cloakroom. Stairs lead from the family room to the main sitting room on the first floor. This has three windows looking over the garden across the town & treetops; we find another fireplace & beams. There is also a shower room & study or occasional bedroom with access to Newtown. A staircase leads from here to a bedroom on the third floor with even better views! The main bedroom once again offers excellent views & has an ensuite plus a deep storage cupboard or walk in wardrobe. It is fair to say that Barton End is a project requiring a programme of modernisation with a careful eye on the listed status. It will make a superbly unique home with an abundance of character & outstanding views in a sought after location. Please note there is no off-street parking at Barton End. On street parking is available nearby on Newtown or Belcombe. NO CHAIN.

Externally the house & garden are approached via steps down from Newtown. A sunny paved patio stretches across the house with access to the house via a wonderful studded front door, another leads to the conservatory. Below the patio is a lawn with planted beds & borders. The raised viewing platform which has space for seating & colourful plant pots offers another aspect on the views & sits above a useful store.

Beautiful Bradford on Avon itself offers enviable market-town amenities, including good schools, doctor & dentist, swimming pool & sports fields, library & Wiltshire Music Centre, many quality places to eat & drink, eclectic range of shops & boutiques plus of course canal, river and country walks. The railway station & many bus stops in Bradford on Avon offer a picturesque ride to Bath & Bristol city centres for high-street shopping, entertainment & night life.

- Peaceful central location
- Glorious views for miles

- Listed home for renovation
- Sunny garden with views

- Flexible living spaces over three floors
- Bags of potential - No onward chain.





Magical period home

Views for miles over the town

*Sunny garden with views.
No chain.*

