



**The Vintners**  
Silver Street, Bradford on Avon, Wiltshire, BA15 1JZ



Located in the heart of Bradford on Avon, The Vintners is a stunning Grade II listed former wine warehouse, originally built in c. 1890 and converted in 2019 by award winning local architect Klas Hyllen into a warm, light-filled family home. Designed with an unapologetically crisp and contemporary touch, this property blends a historic warehouse atmosphere with a modern 'Scandi' feel, creating a wonderfully bright and open home perfect for a young family, professional couple or anyone seeking a connected, stylish lifestyle.

The home features thoughtfully curated interiors, blending historic charm with modern living that exude character whilst offering functional elegance. Private gardens within a landscaped walled garden provide a peaceful retreat right in the centre of town, while off-road parking ensures everyday convenience.

Designed to the highest environmental standards, based on the Passivehouse principles, the property expertly balances heritage with environmental performance and boasts remarkably high air-tightness for a listed building conversion and an MVHR system ensuring exceptional air quality to all rooms. The use of sustainable materials further adds to the overall health of the house and those occupying it.

It is a house ready to move into where the prospective buyer would enjoy a carefree, sustainable and low-maintenance lifestyle in the centre of the town and within a short walk of shops, restaurants and the railway station. Viewing is highly recommended to experience its unique blend of character, design and modern living.

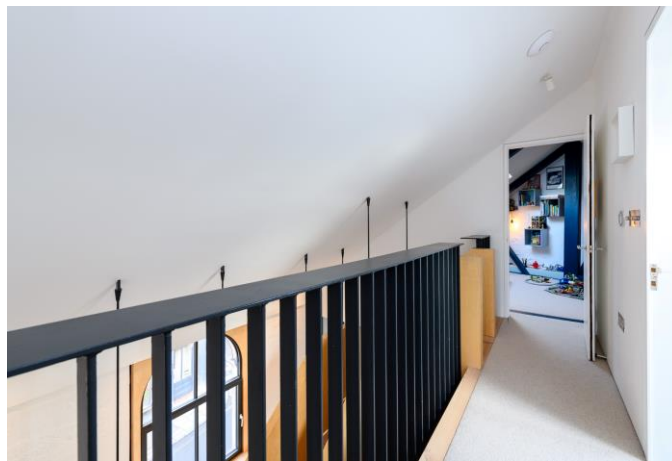
£1,450,000

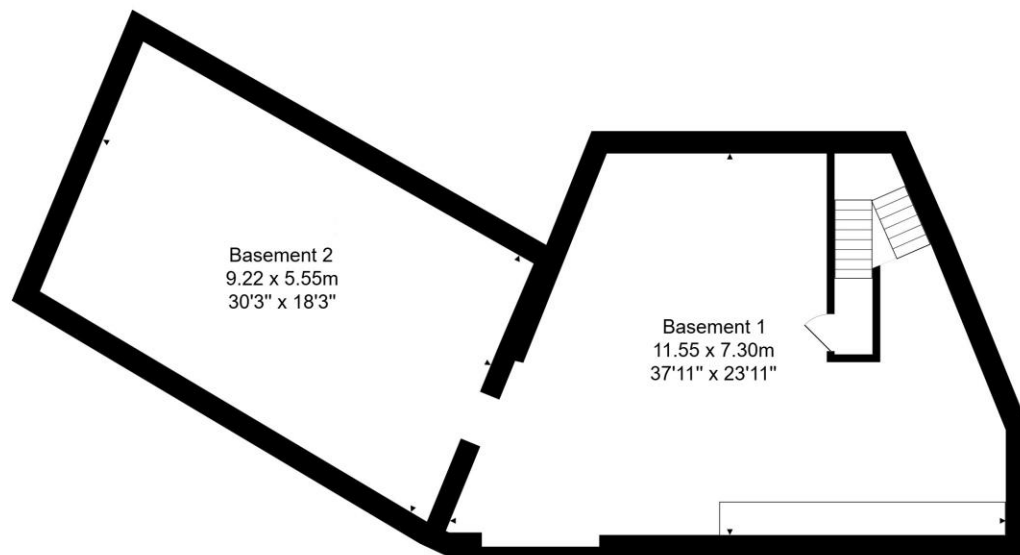








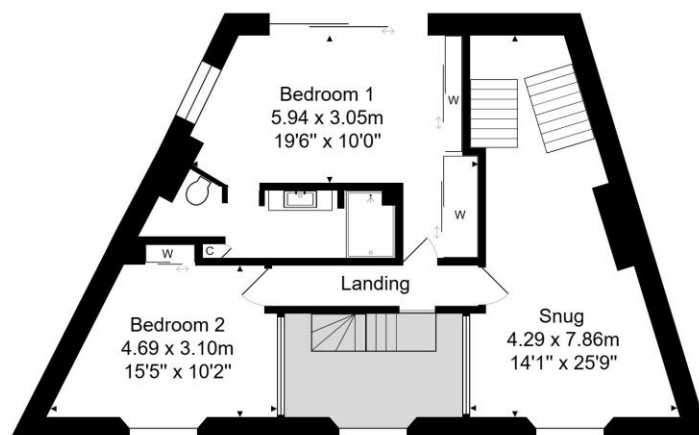




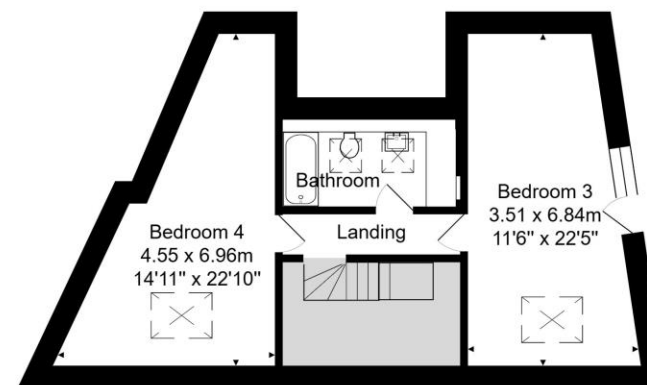
Basement  
Area: 124.1 m<sup>2</sup> ... 1336 ft<sup>2</sup>



Ground Floor  
Area: 73.5 m<sup>2</sup> ... 791 ft<sup>2</sup>



First Floor  
Area: 76.8 m<sup>2</sup> ... 827 ft<sup>2</sup>



Second Floor  
Area: 59.8 m<sup>2</sup> ... 643 ft<sup>2</sup>

Total Area: 334.2 m<sup>2</sup> ... 3597 ft<sup>2</sup>

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.

Area includes internal and external wall thickness  
www.epcassessments.co.uk



**Council Tax:** Band F - £3,517.38 (April 2024 - March 2025 financial year)

**Tenure:** Freehold. A section of the basement is a 'creeping freehold' as it extends underneath the neighbouring building.

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

**What3words:** ///audibly.insects.uppermost

**Directions:** From our office in Silver Street, proceed up the hill where The Vintners will be found on the right-hand side.

**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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		