



6 Bearfield Buildings  
Bradford on Avon, Wiltshire, BA15 1RP



An exquisite three-story period residence, sympathetically renovated to an impeccable standard. The stunning interior showcases a meticulous dedication to preserving the original character features, seamlessly melding historic charm with contemporary comfort. This stunning home, conveniently situated within walking distance of various amenities on the Bath side of town. Boasting a thoughtful design that emphasizes both functionality and coziness, this property represents a unique opportunity for downsizing or acquiring a second home that should not be overlooked.



Three Bedrooms  
Sitting Room  
Kitchen/Dining Room  
Cloakroom  
Bathroom  
Shower Room  
Garden  
Garage  
No Onward Chain

£550,000





## ACCOMMODATION

(all dimensions being approximate)

### GROUND FLOOR

#### **Sitting Room** 4.42m (14'6") x 3.99m (13'1")

Glazed wooden sash window to front, feature fireplace with gas stove, under floor heating, fitted storage unit to recess, exposed beams, shelved drinks area with sink and cupboard under.

#### **Kitchen/Dining Room** 8.09m (26'6") x 3.36m (11') max

Wooden double glazed double doors to garden, double glazed skylight, wooden double glazed window to rear, fitted with a matching range of base and eye level units with worktop space over, twin bowl ceramic sink unit with mixer tap and tiled splashbacks, integrated fridge/freezer and dishwasher, electric oven range, five ring gas hob with extractor hood over, under floor heating.

#### **Cloakroom**

Wash hand basin, close coupled WC, tiled splashbacks, under floor heating, plumbing for washing machine, extractor fan.

#### **Hallway**

Obscure window to side, stairs to the first floor, cupboard housing gas boiler and hot water cylinder.

### FIRST FLOOR

#### **Landing**

Wooden glazed window to rear, stairs to the second floor, exposed floorboards, radiator.

#### **Bedroom 1** 3.54m (11'7") x 3.36m (11')

Wooden glazed sash window to front, radiator, exposed beams, built-in wardrobe and under-stairs storage cupboard.

#### **Bedroom 2** 3.39m (11'2") x 3.36m (11') max

Two windows to rear, radiator, loft hatch.

#### **Bathroom**

Three piece suite comprising bath with shower over, wash hand basin with cupboard under and close coupled WC, tiled splashbacks, extractor fan, heated towel rail, tiled floor, exposed beams.

### SECOND FLOOR

#### **Bedroom 3** 4.30m (14'1") x 3.36m (11') max

Wooden glazed dormer window to front, radiator, exposed floor boards and beams.

#### **En-Suite Shower Room**

Wooden double glazed window to rear, three piece suite comprising tiled shower enclosure with fitted shower, wash hand basin with cupboard under and close coupled WC, tiled surround and floor, extractor fan, heated towel rail.

### EXTERNALLY

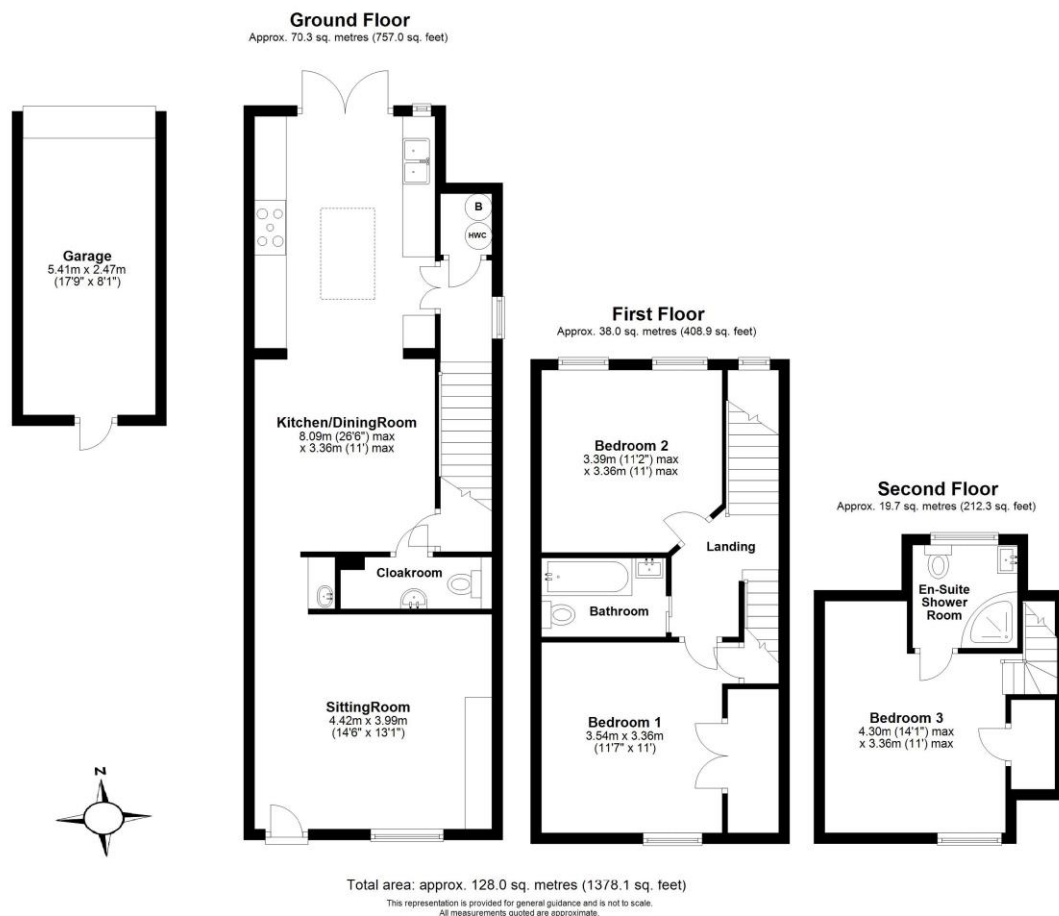
Enclosed courtyard garden laid to patio with exterior light and gate providing pedestrian rear access.

#### **Garage**

5.41m (17' 9") x 2.47m (8' 1")

Single garage with rear personnel door from garden, electric up and over door to front, power and light connected.





**Tenure:** Freehold. **Council Tax:** Band D - £2,311.21 (April 2023 - March 2024 financial year)

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

**Directions:** From our office in Silver Street, proceed down the hill and turn right at the mini roundabout onto Market Street. Proceed to the top of the hill via Masons Lane and bear left at the mini roundabout onto Bath Road. Proceed straight over the next mini roundabout and take the next turning on the left onto Ashley Road. Bearfield Buildings will be found on the left-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             |         |           |
| 69-80 | C             | 69 C    | 84 B      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |