



3 BEDROOM CHARACTER PROPERTY | WINSLEY, BA15 | OFFERS OVER £350,000

DESCRIPTION

A rare opportunity to acquire this delightful Bath Stone period cottage. Located in the highly desirable village of Winsley and well positioned within the old village. Retaining many original period features, Walnut Cottage is ideal for anyone looking for a project and is in need of restoring to its former glory.

Through the front door there is a good sized fitted kitchen leading to a downstairs bathroom and cloakroom, a living room with exposed beams and a sitting room / dining room with wood burning stove and original build in cupboards.

Upstairs there are three good sized bedrooms with wooden floors, sash windows and fireplaces, and a shower room.

Outside there is a beautiful enclosed well established garden, mainly laid to lawn with and a gate leading out to the parking.

All in all, a fantastic opportunity for anyone looking to put their stamp on a period home, in a highly desirable village.

Winsley is a highly desirable village location, two miles from the beautiful town of Bradford-on-Avon, and just six miles from the Georgian City of Bath - Winsley offers fantastic amenities close by including Hartley Farm shop & Kitchen, a doctors surgery, The Seven Stars public house, Winsley primary school, Bradford-On-Avon Rugby Club, Winsley Cricket Club and good access to St Laurence secondary school down the road.

Surrounded by stunning open countryside, this village does not disappoint.

Tenure: Freehold

Local Authority: Wiltshire Council

Council Tax Band:

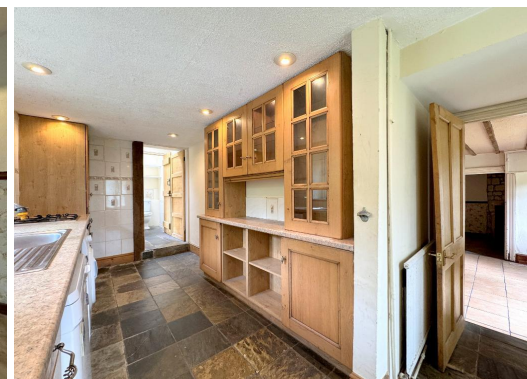
EPC Rating: TBC

Mains electricity, gas, water and drainage.



KEY FEATURES

- Bath Stone period cottage
- Highly desirable sought after location
- Fitted kitchen
- Living room with exposed beams
- Enclosed sunny garden
- In need of full restoration
- Three bedrooms & shower room
- Downstairs bathroom and separate WC
- Sitting room / dining room
- Off road parking

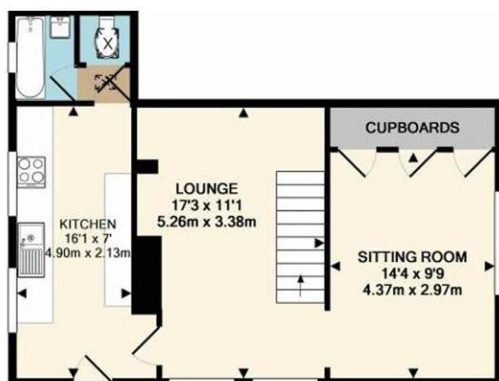




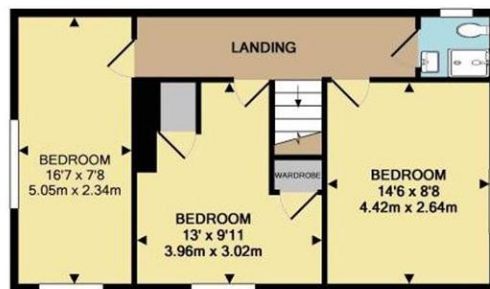
DISCLAIMER

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

FLOOR PLAN



GROUND FLOOR
44.3 sq.m. (477 sq.ft.) approx



1ST Floor
40.0 sq.m. (441 sq.ft.) approx

TOTAL FLOOR AREA: 85.3 sq.m. (918 sq.ft.) approx.

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 for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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