

INIGO



Newtown

BRADFORD-ON-AVON, WILTSHIRE

£525,000 FREEHOLD

Set within the characterful town of Bradford-on-Avon, this three-bedroom, Grade II-listed house has been given an attractive renovation by its current owners. Spanning over 1,300 sq ft across three storeys, the house was built in the latter half of the 17th or early part of the 18th century and was constructed using pale yellow Bath stone – the vernacular material synonymous with this part of the country. The house has separate side access from the quiet street as well as a wonderful rear courtyard garden and a roof terrace that takes in views of the surrounding area.

Setting the Scene

Traversing the river valley and rising up the hill to the north, the 'broad ford' on the River Avon has been home to a settlement from the Late Bronze Age. A substantial Roman villa has also been found within the area. The ford at Bradford was the site of a fifth-century Saxon battle, but it is the 13th-century Norman bridge which still stands today.

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The area of Newtown, rising out of the medieval nucleus of the town, was owned by the Methuen family. It was Paul Methuen, a wealthy clothier and cloth merchant who settled in Bradford on Avon in 1646 (living in The Priory that still stands today) and began to develop the area. Constructed of coursed rubble with stone mullion windows, the house is a delightful early modern example of a Cotswold townhouse.

The Grand Tour

Along a quiet street, the stone terrace on which the house is set curves gently. Entry is through a substantial timber door within a hewn stone architrave; from here, an airy open-plan space is revealed. A cosy wood burner emanates warmth from within the handsome original stone fire breast with sweeping depressed arch moulding, while a chamfered beam runs overhead. A comfortable kitchen occupies two walls and there is plenty of room for a dining table.

A dog leg staircase picked out deep tones of 'Railings' by Farrow and Ball rises through the house. The first floor is home to three bedrooms, with the principal at the front. The room is delightfully papered in 'Seraphic Star' by Soane Britain with woodwork in complementary tones 'Stiffkey Blue' by Farrow and Ball. A window seat under the stone mullion casement window takes advantage of the morning light, and a double cupboard provides plenty of storage.

Adjacent to the primary room is the second bedroom, currently used by as an office. It has generous built-in storage, another period mullion window and a peaceful blue walls painted in 'Oval Room Blue' by Farrow and Ball (with the cast iron radiator matched). The third bedroom is at the rear and has easy access to the courtyard via its own private door, making it a brilliant and private retreat for family and friends. A newly renovated bathroom is tiled in zellige tiles from Mosaic Factory and has antique brass taps and a rain shower by Bespoke. The floor is in reclaimed antique tiles from Maitland and Poate.

The second floor is occupied by a large sitting room with direct access to the expansive roof terrace. In striking tones of 'Duck Green' by Farrow and Ball, the space is flooded by light from dual-aspect windows. It is centred around an original stone fireplace with a cursive cast-iron grate and has plenty of cleverly conceived bespoke joinery along one wall, with a bar, concealed mini fridge and plenty of space for an impressive vinyl collection and turntable.

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The Great Outdoors

A cobbled and flag-paved courtyard lies to the rear of the plan, flanked by yellow Cotswold stone walls, with a historic right of way for the neighbouring properties. It has a built-in timber seating area perfect for a hosting of an evening. The rear courtyard can be entered via the ground and first floor, but also has a convenient side return door for access from the street. A second outdoor space unfolds on the large roof terrace. Decked in hardwood with iron railings, the terrace offers superb views for taking in the sunset.

Out and About

Bradford-on-Avon is a charming Saxon town, with graceful architecture akin to its Georgian neighbour, Bath. The town centre has a thriving local community of independent shops, cafes and eateries in what is one of the UK's most attractive small towns (it was described in The Guardian's 'Let's Move To...' column as "the loveliest town in the whole country".) The Bunch of Grapes, a well renowned pub and restaurant which was named as one of the best places in the country for Sunday lunch in the Observer Food Monthly awards. Opposite is the celebrated Melanie Giles hair and beauty salon. Timbrell's Yard, situated on the riverside, is popular amongst local residents. The town is well-equipped for daily amenities, with a good selection of supermarkets and independent grocers. For local produce, Hartley Farm is two miles away and has an excellent offering.

The town is very well positioned for access to the surrounding countryside, with extensive walking and cycling paths along the canal tow path. The Peto Gardens at Iford Manor, The Tithe Barn and the Saxon Church are also local highlights. The house sits in the catchment area for a good selection of both private and state primary and secondary schools.

The city of Bath is just 8 miles away by car and easily reached by rail. Bristol can also be reached in approximately 30 minutes by car or train. Trains run direct from Bradford on Avon to London Waterloo with journey times of approximately 2 hours 25 minutes or to London Paddington, via Bath, in 1 hour 50 minutes.

Council Tax Band: D

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About

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.