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ESTATE AGENT

The Old Tea Garden, Conkwell, near Winsley, BA15 2JF.

Guide price: £750,000.

Detached village home of genuine charm & character set above the beautiful River Avon valley in a beautiful secluded position near Winsley.

The Old Tea Garden is just that! The ground floor has three separate receptions; a comfortable sitting room with wood burner set into a handsome stone fireplace. The dining room or second reception also has a fireplace & French windows leading out onto the garden. We also find a study for those who work from home. The kitchen breakfast room has a stable door looking onto the front garden plus ample worktops & cupboard space. Upstairs are four bedrooms, three doubles & a good single. Two of these are dual aspect, the single is presently used as a home gym! All four have built in cupboards. Lastly, there is a bathroom & separate shower room. Essential viewing for those wishing to "work, rest & play" in a blissfully situated country home near excellent amenities & travel links yet enjoy good walks & the River Avon.

Externally we find a pretty cottage garden at the front, whilst the rear garden is far longer with a lawn, paved seating area & a path leading to the driveway parking spaces at the end of the plot. The boundaries are mostly handsome local stone walls & hedges.

Nearby Winsley is a sought-after village between Bath and Bradford-on-Avon. It is very well served by amenities having a shop, post office, excellent farm shop with café, pub, health centre, church, village hall, bowls & cricket clubs, primary school and bus links.

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

- Superbly situated village home
 - Lounge, dining room & study
 - Four bedrooms & two bathrooms
 - Pretty gardens to front & rear
 - Kitchen breakfast room with stable door
 - Good driveway parking
- EPC - E**





Charming rural location

Comfortable living spaces

Gardens & parking

