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ESTATE AGENT

Barton Farm, Pound Lane, Bradford-on-Avon, BA15 1LF.

Guide price: £900,000

Fabulously flexible & comfortable spaces with character throughout. Barton Farm is a Grade I listed 15th century farmhouse.

Set near the River Avon, near the famous Tithe Barn, Barton Farm is well located in the town. We find level access to the enviable town centre amenities & countryside walks in equal measure. The accommodation is as welcoming as the atmosphere is relaxing. The ground floor has a generously proportioned entrance hall which leads to the dual aspect sitting room with attractive fireplace and also to the kitchen/family room which looks out onto the garden. The first floor has two bedrooms, one of which is used as a drawing room. There are also two bathrooms. The second floor has two further bedrooms and a spectacular space currently used as a cinema room. This amazing room would just as well suit a study or an impressive master bedroom. Barton Farm is a very special home in an outstanding location of real historical significance.

Externally is a magical south facing walled garden with paved seating areas looking onto the lawn, flower beds & well stocked borders. The property has three private allocated parking spaces in front of the entrance to the Tithe Barn.

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 countryside walks. The railway station offers a picturesque ride to Bath & Bristol city centres for high street shopping, entertainment & night life.

- Beautifully presented historic home
- Amply proportioned & comfortable
- 4/5 bedrooms & 2 bathrooms
- Wonderfully located near the River Avon
- South facing walled garden
- Parking for three cars





*Superbly located
period home*

*Impressively proportioned
accommodation*

*South facing gardens
& parking*

