JEREMY JENKINS
ESTATE AGENT
344

Lions Cottage, 343 The Street, Holt, BA14 6QH.

Guide price £335,000

A pretty village home with very special gardens & studio – something a bit different! Two double bedrooms, driveway parking.

Lions Cottage is in the centre of this ever-popular village so has easy access to its amenities. The heart of this cottage will surely be the comfortable sitting room with its attractive fireplace housing a wood burner – perfect for a cosy evening. The kitchen breakfast room leads out onto a rear path with the utility room, wood store and gardener's loo just a step away. Upstairs are two double bedrooms and modern bathroom. The larger front bedroom has a period fireplace and lovely floorboards. The rear bedroom is dual aspect.

The cottage has two garden areas just along a path at the rear. The first garden is ideal for a vegetable plot or play area & has another wood store. The second is mostly lawned with surrounding trees and hedgerows; it is a peaceful private space & not overlooked. Of particular note is the impressive garden room presently used as a home office with phone line, broadband, light & power. Also, a large shed with work bench & power & doors opening out onto the lawn. The aspect is southeast & south facing. There is driveway parking at the front.

Holt is a popular village lying to the east of Bradford-on-Avon; it has a post office/shop, 2 good pubs, 2 churches, primary school, the fashionable Glove Factory Studios with café, wild swimming, gym & classes. Also a village hall & tennis courts. Market town amenities at Bradford-on-Avon, Trowbridge & Melksham which boasts a wide array of supermarkets including Waitrose. All three have rail links; the A4 and M4 lie to the north for commuters. Georgian Bath offers city centre shopping, rail links, excellent dining, entertainment & nightlife.

- Popular village location
- Pretty two-bedroom cottage
- Sitting room with multi fuel burner
- Kitchen breakfast room
- Lovely sunny gardens with office
- Driveway parking

EPC - D

27 Market Street, Bradford-on-Avon, Wiltshire, BA15 1LL
Tel: 01225 866747 Email: info@jeremyjenkins.co.uk www.jeremyjenkins.co.uk

Character cottage in popular village

Two double bedrooms

Super gardens with impressive studio/office

J373 Printed by Ravensworth 01670 713330

Jeremy Jenkins Estate Agents wish to inform prospective purchasers that these sale particulars are produced as a guide only. No detailed survey has been undertaken. Services, appliances or specific fittings have not been tested. Room sizes should not be relied upon for carpets, floor coverings and furnishings. Floor plans, if shown, are for identification purposes only and are not drawn to scale.
Jeremy Jenkins Estate Agent Limited Registered No. 07110935, 1 Abacus House, Newlands Road, Corsham, Wiltshire, SN13 0BH. A wholly owned subsidiary of Grampus Property Company Limited. List of directors available on request.
Registered in England: 07115125.