



JEREMY JENKINS
ESTATE AGENT

Innocks, Cottles Lane, Turleigh, Bradford-on-Avon, BA15 2NA.

Guide price: £775,000.

A handsome Grade 2 listed home in an idyllic village location between Bath & Bradford-on-Avon. Tantalising chance to remodel.

Innocks is an attractive double fronted late 17th century home set on a leafy lane in the sought-after village of Turleigh. Here we find nearly 3000 square feet of period home over four floors including the cellar. The ground floor has a sitting room boasting an impressive stone fireplace, separate dining room & a long kitchen breakfast room across the rear of the house; adjoining this are the utility & cloakroom. The first floor has three bedrooms, the attractive master & another have views to the front, another is informally divided in two; we also find a bathroom. The top floor has two double bedrooms & a shower room.

Externally there are large gardens above the rear of the house stretching back for some way. We haven't measured this but understand from our vendor the plot extends to about $\frac{3}{4}$ acre. Much of this is broad terraced grass spaces surrounded by trees & bushes, all wonderfully unkempt! This offers a peaceful retreat as well as a real opportunity for the "green fingered" to landscape. Children & pets will love this adventure! There is private driveway parking to the side of the house. Over the lane, opposite the house, is a large timber garage/store crying out to remodelled – a new garage or workshop? A home office maybe? (Planning permission etc required obviously!)

Turleigh is a very popular village in the beautiful valley near Bradford-on-Avon & Winsley to the south east of the Georgian city of Bath. The situation offers a rural outlook, lovely walks with access to village, market town & city centre amenities plus the request railway stop and Cross Guns pub on the canal and River side at Avoncliff. Such property is increasingly hard to find in such an idyllic location. This essential summer viewing material for discerning house hunters with a good budget & ambitions to renovate a fabulous period home.

- Handsome home in idyllic village
- Tantalising chance to remodel
- Five bedrooms & flexible living spaces
- Large gardens above the house
- Spread over three floors plus cellar
- Parking & separate dilapidated garage





Rural outlook & large gardens

Parking & large dilapidated garage

A wonderful opportunity to renovate & remodel

