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ESTATE AGENT



Bishops Folly, 2 Ireland, North Bradley, BA14 9RW.

Guide Price: £850,000

A meticulous renovation – designed with an eye for detail & comfort. Beautifully presented and surrounded by fields and a fabulous view!

Bishops Folly is a detached family home set in an idyllic spot in Ireland adjoining beautiful countryside. The current owners have created a contemporary home designed to enjoy the rural outlook from comfortable spaces. This home has a well-proportioned open plan kitchen breakfast room with utility, walk in larder & family room which overlooks the garden. The living room, with log burner links seamlessly to the dining room which has views and looks over the landscaped gardens. The ground floor has an inviting, unique light & lofty entrance hall, handy boot room, cloakroom & external plant room. The first floor has four double bedrooms. The principal bedroom is generous in size and has a spectacular picture window looking out across the fields – an ideal spot to enjoy tea & toast in bed plus a luxurious ensuite. We find three further double bedrooms on this floor, spacious landing & the family bathroom. The EPC has an exceptional **A** rating – including Air Source Heat Pump, solar panels & EV charging point.

Externally the gardens have been carefully landscaped & planted to a very high standard. We find a spectacular circular seating/entertaining area with snaking paths all around where you can enjoy taking in the flowerbeds, borders, herb gardens & clever, thoughtful planting. We also have a home office/studio, all surrounded by fields with views of the Westbury White Horse – a gardener's delight! There is a parking for several cars here and garage with power, water a light & boarded loft space. Lastly, there are excellent country walks literally on the doorstep!

Ireland is on the doorstep of North Bradley which is a well-established village close to Trowbridge & Westbury offering a primary school, church, memorial hall, public house and has a strong community feel. Trowbridge offers a wider choice of local shops, supermarkets, restaurants, leisure facilities and local schools both primary & secondary. Both Trowbridge & Westbury have a train station with links to London.

- Contemporary family home in rural setting
- Four double bedrooms & 2 bathrooms
- Impressive open plan kitchen family space
- Utility, walk in larder, boot room & cloak
- Stunning landscaped garden with views
- Garage & driveway parking **EPC - A**





Detached family home

Superb renovation

Double Garage, driveway

