

THE MODERN HOUSE



Bradford-on-Avon, Wiltshire
Sold

Belcombe Place

This RIBA award-winning renovation and extension of a Victorian house sits on the edge of the popular Wiltshire town of Bradford-on-Avon, eight miles south of the city of Bath. The remodelling was commissioned by the architect-owner in 2006, which saw the addition of a striking, glazed extension to the front elevation, transforming the quality of light and the spatial experience across the entire ground floor. Positioned in an elevated location, the views across the valley are quite exceptional and as far-reaching as Salisbury Plain.

The internal footprint measures 3,767 sq ft, with accommodation spread across three storeys and additional converted cellar space. The property is approached via a quiet country lane leading in from the north-west side of the town, offering easy access out towards Bath and Bristol. Set back from the road, the house sits at the tip of the private driveway, introduced by a series of tiered terraces and gardens, divided by slim dry-stone walls, in keeping with the agricultural vernacular.

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A bright entrance hall, with high ceilings and the original tiling underfoot, leads into arguably the most impressive room in the house; an incredibly light split-level living space, incorporating an open-plan kitchen and dining room. A wall of full-length corner glazing frames exceptional views across layers of dense woodland. The overhanging timber eaves of the flat roof extension provide both shelter and shade on the south-facing terrace which receives uninterrupted light throughout the day.

The arrangement of space has been very well-considered; a sociable, open-plan layout lending itself well to entertaining. The modern kitchen is exceptionally bright, with shafts of light streaming through the overhead skylights and a large picture window offering a pleasant rear view into one of the two internal courtyards.

The second reception room sits opposite and is a warm and welcoming room with a log-burner and original bay windows with views onto the gardens. A large section of the cellar was also reworked during the renovation, providing usable space for a second study or additional utility room.

Following the hallway to the back of the ground floor, a generous circulation space offers access through a second set of timber-framed glazed doors to an internal sunny courtyard. A large utility space and double garage can also be accessed from here and a study sits adjacent. A cloakroom leads through to a second internal courtyard; a quiet and secluded external space enclosed by dry-stone walls and tall trees providing privacy.

The master-bedroom is positioned at the top of the central stairwell; another beautifully light room with possibly the best views in the house and a cleverly-designed mezzanine en-suite with a honed marble shower. A second double bedroom is positioned opposite and at the far end of this level, there is another double bedroom with en-suite shower and a separate bathroom.

The second floor is given over to two large bedrooms at either end of the plan. Generously wide landings provide a clear circulation of space with panels of glazing allowing light and air to flow through. An additional bathroom is also located on this level.

Externally, there is a large enclosed garden at the front of the house, which is predominantly laid to lawn and wildflower meadow, bordered by mature shrubs and trees. This follows the private driveway up to the house. Both the gardens and courtyards are positioned to offer excellent sunlight throughout the morning, afternoon and early evening.



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Bradford-on-Avon is a charming Saxon town, with graceful architecture akin to its Georgian neighbour, Bath. The town centre has a thriving local community of independent shops, cafes and eateries. The Bunch of Grapes, located in the town centre, is an excellent local pub and restaurant and Timbrell's Yard, situated on the riverside, is popular amongst local residents. The town is well-equipped for daily amenities, with a good selection of supermarkets and independent grocers. For local produce, Hartley Farm is two miles away and has an excellent offering.

Bradford-on-Avon is very well positioned for access to the surrounding countryside, with extensive walking and cycling paths along the canal tow path. The Peto Gardens at Iford Manor, The Tithe Barn and the Saxon Church are also local highlights. The house sits in the catchment area for a good selection of both private and state primary and secondary schools.

Belcombe Lodge is a fifteen minute walk to Bradford-on-Avon's train station which offers a direct line to London Waterloo in under two hours and hourly trains to London Paddington. Bath Spa is a ten-minute journey by train or twenty minutes by car.

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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.