

THE MODERN HOUSE



*Wiltshire
Sold*

Bradford-on-Avon

This delightful property in the centre of the historic Wiltshire town of Bradford-on-Avon consists of a commercial space and courtyard garden on the ground floor and a studio apartment on the first floor.

Originally built in the late 19th century, it has been recently refurbished with an exacting eye for details by the architectural designer Ian Hill. Many of the most distinctive original features have been retained including charming stained-glass detailing and round-arched sash windows.

The ground floor commercial space (use class A1) is currently used as a gallery and benefits from full height and width glazing at the front under an elegant shallow stone arch.

Beyond the gallery area is a corridor, with a large utility cupboard off it, leading to a garden room. This space has fitted cupboards and is used by the current owner as an archive area. A door leads out into an attractive courtyard garden that Hill has also designed in elegant style.

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The main studio room on the first floor has vaulted ceilings, two beautiful round-arched sash windows at one end (recently fitted with secondary double glazing) and a stained glass window at the other. A skylight brings further light into this lovely room. A sleeping platform can be found on a mezzanine overlooking the living area.

A hallway leads through to a kitchen, with a shower cubicle and WC off it. The kitchen has been intelligently reworked by Hill to make the best use of the space.

The rear of the house is remarkably bright thanks to a series of windows that run along the side elevation. It is thought that the unusual amount of glazing was installed in the late 19th century when the building was occupied by a tailoring company who needed the natural light to assist them with their intricate sewing work.

The building is an end of terrace property, although it is only distanced from the neighbouring property by a matter of inches. Historical records suggest it was once a farm workers cottage before becoming a grocers shop and then a tailors. In the early twentieth century it formed part of a small dairy, with glasses of milk being sold from the shop for a penny.

Silver Street is located in the centre of Bradford on Avon. Just a couple of doors down is the Bunch of Grapes, a well renowned pub / restaurant which was named as one of the best places in the country for Sunday lunch in last year's Observer Food Monthly awards. Opposite is the celebrated Melanie Giles hair and beauty salon. Numerous other independent shops and restaurants can be found nearby in what is one of the UK's most attractive small towns (it was described in The Guardian's 'Let's Move To...' column as "the loveliest town in the whole country".)

The city of Bath is just 8 miles away by car and easily reached by rail. Bristol can also be reached in approximately 30 minutes by car or train. Trains run direct from Bradford on Avon to London Waterloo with journey times of approximately 2 hours 25 minutes or to London Paddington, via Bath, in 1 hour 50 minutes.

*South-West England
Sold*

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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”.