

THE MODERN HOUSE



Bradford-on-Avon, Wiltshire
Sold

St Margaret's Steps

This beautiful eighteenth-century weaver's cottage has been restored with extraordinary care and sensitivity, combining modern details with charming original features. The internal living space has an excellent quality of natural light and spans approximately 2,298 sq ft arranged over three storeys, with a separate one-bedroom studio set to one side of the house. Surrounded by lush tiered gardens, the house occupies a quiet and secluded position in the centre of Bradford-on-Avon, minutes' walk from the train station and just eight miles from central Bath.

Tucked away in an elevated, secluded position on St Margaret's Steps, the location is ideally central yet with great privacy. Densely planted gardens provide an impressive introduction to the house; rich with flowering climbers and roses and stone-raised beds bordered with box parterre and brimming with lavender and vegetables.

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*South-West England
Sold*

St Margaret's Steps

Preserving the building's past was key in the renovation and as such, the house is full of tactile natural materials – honey-coloured Bath stone, oak, teak and marble. Arguably the most impressive room at ground-level is the open-plan kitchen and dining room, which leads off from a generous entrance hall. This is a fantastically bright room, with one large glass wall flooding the space with light and merging the interior and exterior spaces. A steel-framed glass door connects the house with the plant-strewn internal courtyard – a tranquil haven, perfect for summer lunches.

The bespoke kitchen has been designed with exceptional attention to detail, with hand-crafted joinery in rich anthracite, an impressive marble sink as the centrepiece and a pantry set to one side.

An elegant drawing room is also positioned on the ground floor and has wonderful original details such as panelled walls, sash fenestration, a deep open fireplace and thick polished floorboards. The original staircase leads up to two bedrooms and a large bathroom on the first floor, all of which have been beautifully decorated in neutral colours, perfectly in keeping with the spirit of the architectural features.

The second floor is given over entirely to the master bedroom suite; a superb space with a double-height gabled ceiling cross-hatched with oak beams. Light floods through skylights and shuttered sash windows frame the views across the town. A large en-suite bathroom with a marble bath surround is positioned at one end.

The most recent addition to the house is a self-contained studio which sits independently at one end of the plot, surrounded by the tranquil greenery of the garden.

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.

Bradford-on-Avon's train station 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”.