





At a glance:

- Four bedrooms
- Four bathrooms
- Newly renovated
- Gorgeous period features throughout
- Finished to a high standard
- Secured gated parking for multiple cars
- Large garden
- No onward chain



Energy Efficiency Rating TBC.



Full Description:

Bath Stone Property are happy to offer these exclusive and bespoke 4 & 5 bed roomed homes in a historic Grade II listed property on Hilperton Road.

All four properties have been finished to a high standard and offers you everything you would expect from a modern day home but also includes stunning period features throughout.

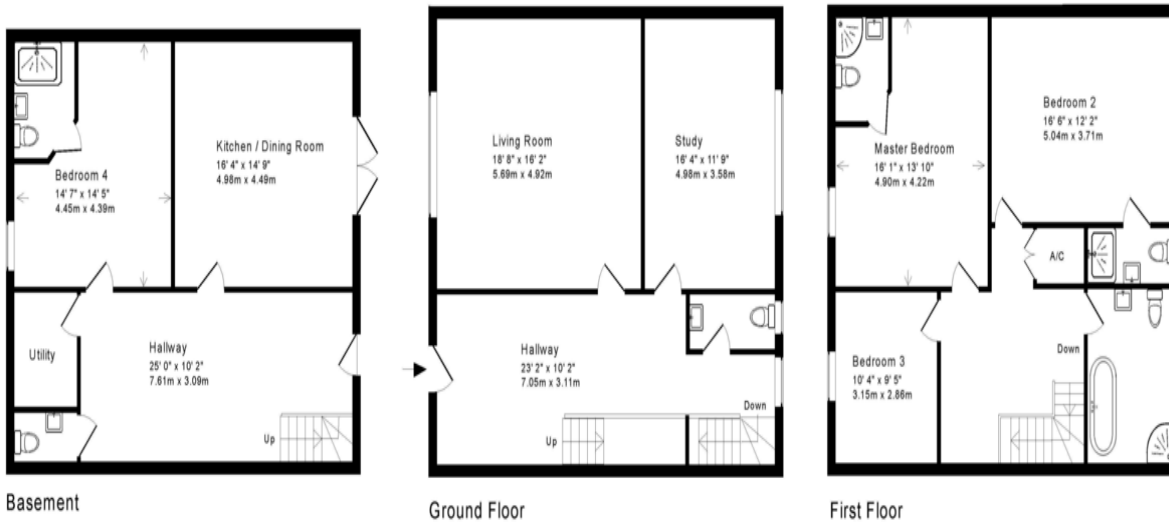
Plot 2 is a mid-terraced home and becomes originally was part of the entrance to the hotel. This particular property includes beautiful period features such as: original stone stair case, huge skylight in entrance hall, fire place, corning, roses just to name a few. The home is also smart ready with all the latest technology including, electric front gates, smart heating controls and smart touch screen fridge freezer. Also complementing the kitchen appliances, you have: dishwasher, induction cooker hob, oven microwave, extractor fan, washer/dryer and under floor heating, under floor heating in bathrooms and en-suites and digital showers, Worcester Bosch boilers and heating system all come with a 10 year Guarantee.

Each floor of the property offers a vast amount of space. Upon entering the property you come to the hallway and this floor you can gain access to the main living room and study. The hallway is very spacious with high ceilings, a lovely featured staircase with cast iron. The living room is an excellent size (5.69m x 4.92m) and includes the period features such as: fire place, corning and rose. The study is to the rear of the property and you can admire the views over the garden from here. You will also find a WC on this floor.

Moving to the garden floor you have access to the kitchen/dining room, fourth bedroom with en-suite, utility room, additional separate WC and a large hallway the depth of the house. The kitchen includes all your built-in appliances and you can gain access direct out on to the patio into the garden through the patio double doors.

On the top floor, Plot 2 offers three double bedrooms, two of them include en-suite with digital shower. You also have a separate bathroom





Basement

Approx. Gross Internal Floor Area: 2,430 Sq. Ft. / 226 Sq. M
Includes Conservatories and attached Garages

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Ground Floor

First Floor

of which includes underfloor heating and LED lighting.

The property has gas central heating from a Worcester Bosch boiler included with a 10 year guarantee

Hilbury Court grounds really show offer why these particular properties are an excellent choice for any buyer. To the front you have a large gravelled parking area included, this particular space includes secured electronic gated parking, giving you space for multiple cars. The rear gardens all have rear access and Plot 3 offers a fantastic sized garden with feature fountain. The developers are going to include a storage area too.

Hilberton Road has been known as an affluent area since the early 1800 because of the size and beauty of the houses that were built by the woollen mill owners that always tried to build bigger and better than their neighbours house.

Hilbury Court was built in the late 1700 early 1800 and the grounds were owned by Arther Stancombe a Family who owned woollen cloth mills in Trowbridge town centre. In approx 1930 the Stancombe family sold the property to 2 ladys who were midwives and they ran the house as a very elite private nursing home for maternity it is said that they paid £15 guines per week and you had to stay for 2 weeks. Many local babies were bom there.

During the war the Canadian Americans took the property over as their Medical Centre and after the war the property was refurbished and resumed as a maternity nursing home.

Specification:

Measurements - All dimensions are approximate. Fixtures, Fittings & Appliances - The mention of any appliances, fixtures, fittings &/or appliances does not imply they are in full efficient working order. Internal Photographs - Items shown in photographs are not included unless specifically mentioned within the details. They may be available by separate negotiation.

Disclaimer:

Drawings/Sketches/Floor Plans - For general guidance only and is not to scale. General Disclaimer - Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed.

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