



## 100 Church Street

Hilpertontrowbridge BA14 7RL

We are delighted to offer for sale this historic Toll House dating back to the 1850s, situated on a corner plot, close to St Michael's Church, in the well regarded village of Hilpertont. This charming property has been a family home for the current owner for nearly 40 years and within in the last 12 months significant investment has been made including a new roof, kitchen and bathroom. The property boasts plenty of period features, three double bedrooms, large private gardens, detached double garage and gated driveway. Viewing is highly recommended. Vendor Suited.

**Offers Over £450,000**







## ACCOMMODATION

All measurements are approximate

### Family/Dining Room

11'9" x 11'9" max (3.58 x 3.58 max)

Composite panelled door to the side with transom window over. UPVC double glazed arched windows to the front and rear. Radiator. Feature fireplace with tiled hearth and cast iron grate with tiled inserts. Wood flooring, dado rail, coving and ceiling rose. Panelled door to the:

### Living Room

19'6" x 16'10" (5.95 x 5.12)

Two double glazed arched windows to the front. Two radiators. Feature fireplace with tiled hearth and cast iron grate with tiled inserts. Picture rail and exposed ceiling beam. Concealed door to the utility/boot room. Stairs to the first floor with storage cupboards under. Panelled door to the:

### Inner Hallway

Wood effect flooring. Panelled doors to bathroom and utility/boot room. Doorway to the:

### Refitted Kitchen

9'6" x 6'10" (2.90 x 2.08)

UPVC double glazed window to the side. Range of newly fitted sage shaker style wall, base and drawer units with marble effect work tops and splash-backs. Stainless steel one and a half bowl sink drainer unit with swan neck mixer tap. Built-in stainless steel electric oven and four-ring gas hob with stainless steel splash-back and extractor over. Integrated high level microwave, dishwasher and washing machine. Wood effect flooring.





### Refitted Bathroom

Obscured UPVC double glazed window to the rear. Chrome towel radiator. Newly fitted three piece white suite with aqua-board surrounds comprising shower end panelled bath with mains shower over and glass screen enclosing, wash hand basin with cupboards under and w/c with enclosed cistern and dual push flush. Wood effect flooring. Extractor fan. Illuminated mirrored cabinet.

### Utility/Boot Room

21'4" x 6'9" max (6.49 x 2.06 max)  
Obscured UPVC double glazed windows and door to the side. Vertical radiator. Vinyl flooring. Door to pantry cupboard with obscured UPVC double glazed window to the side.

## FIRST FLOOR

### Landing

High level fuse box and electric meter. Panelled doors off.

### Bedroom One

14'3" x 9'6" (4.35 x 2.90)  
Dual aspect with UPVC double glazed windows to the front and side. Radiator. Feature fireplace with wood mantle and cast iron insert. Dado rail. Panelled door to over-stairs cupboard. Access to boarded loft space.

### Bedroom Two

15'2" x 9'8" (4.62 x 2.94)  
Dual aspect with UPVC double glazed windows to the rear and side. Radiator. Feature fireplace. Built-in airing cupboard housing Worcester gas central heating boiler.

### Bedroom Three

14'12" x 8'8" (4.56 x 2.64)  
UPVC double glazed window to the front. Radiator. Large built-in wardrobe with drawers under. Dado rail.

### Potential Upstairs Bathroom

There is potential to split bedroom two, to provide an upstairs bathroom. The bedroom size would be approx. 2.94 x 2.26 (9'8" x 7'5"). (Please see floor plan)

## EXTERNALLY

### To The Front

Wrought iron gate leading to front entrance courtyard area with Indian sandstone flagstone paving. Entrance light. Gated access to the rear. Enclosed by hedgerow and wrought iron railings.

### To The Side & Rear

Large Indian sandstone flagstone patio area to the immediate rear and side, area laid to lawn and a variety of plants and shrubs. Gas meter. Space for bins. Walling with gate leading to main garden area comprising paved patio area, large area laid to lawn, herringbone block paved patio area and well stocked borders with a variety of plants, trees and shrubs. Summerhouse/shed and greenhouse. Outside light. All enclosed by fencing and walling.

### Double Garage & Driveway

18'5" x 17'11" (5.61 x 5.47)  
Wrought iron double gates leading to driveway providing off road parking. Two up and over doors to the front. Power and lighting. Eaves storage. Obscured UPVC double glazed window and door to the side.

### AGENTS NOTE:

Within the last 12 months the property has benefited from a new roof at a cost of £30,000.



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