

Bath Office
35 Brock Street, Bath BA1 2LN
T: (+44 (0)1225 333332
E: bath@cobbfarr.com

Bradford on Avon Office
37 Market Street, Bradford on Avon BA15 1LJ
T: (+44 (0)1225 866111
E: bradfordonavon@cobbfarr.com

cobbfarr.com

**COBB
FARR**

Bath & Bradford on Avon

**COBB
FARR**

Bath & Bradford on Avon

Residential Sales



12 Mount Beacon, Lansdown, Bath, BA1 5QP

An elegant Grade II listed Georgian townhouse located in a highly prized residential area over-looking St Stephens Green and enjoying stunning elevated views of Bath.

Tenure: Freehold

£1,250,000

Situation

Mount Beacon is located on the highly sought after northern slopes of Bath and is a charming and quiet residential street with a fine selection of attractive period town houses all with a lovely southerly aspect enjoying elevated views over Bath.

Significantly the property is situated on the corner of Mount Beacon and Richmond Place and has a fine dual aspect over-looking Richmond Green and is within a 5 minute walk of the well-respected St Stephens Primary School and also within easy reach of both The Royal High Schools and Kingswood Schools.

The UNESCO World Heritage City of Bath is within easy walking distance and offers a wonderful array of chain and independent shopping outlets, many fine restaurants, cafes and wine bars along with a selection of well-respected cultural activities which includes a world famous international music and literary festival, many lovely art galleries and museums and the famous attractions at The Roman Baths and Pump Rooms.

Communications include a direct line to London Paddington, Bristol and South Wales from Bath Spa Railway Station (Cross Rail Link commences August 2017 TBC), The M4 Motorway is approx. 6 miles to the North and Bristol Airport is 18 miles to the west.

General Information

Services: All mains services are connected

Heating: Gas fired central heating

Tenure: Freehold

Council Tax Band: G

Important Notice: Cobb Farr, their clients and any joint agents give notice that: They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning; building regulation or other consents and Cobb Farr have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Description

12 Mount Beacon is a beautifully presented Grade II listed Georgian town house, retaining a wealth of period features and enjoying stunning elevated views of Bath, located in a highly prized residential area within the catchment area of the Outstanding Offsted St Stephens Primary School.

The property has elegant accommodation arranged over 3 floors. On the ground floor there is a stunning formal drawing room with a floor to ceiling picture window over-looking the front court yard along with an attractive snug and a beautiful open plan kitchen and breakfast room with a fabulous ceiling light.

On the first floor there is an impressive double aspect master bedroom and a large en-suite bath and shower room. On the upper floor there are 2 further large double bedrooms and a family shower room. In addition there is a generous attic store room.

Externally to the front the property has a charming enclosed courtyard garden which spans the width of the house and significantly a separate plot opposite with 2 single garages, a vegetable plot and off street parking for 4/5 vehicles.

Key Features

- 3/4 bedrooms
- 2 lovely bathrooms
- 2 reception rooms
- Elegantly presented accommodation
- Beautiful open plan kitchen and breakfast room.
- Stunning south facing terrace that spans the width of the property
- Wonderful elevated views
- Separate piece of land opposite with 2 garages and parking for 4/5 vehicles and a vegetable plot

Floor Plan

