

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

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Residential Sales



# The Coach House, 6 Crescent Lane, Bath, BA1 2PU

A unique example, rarely found in Bath, a 3 bedroom Grade II listed coach house with a sunny and private courtyard located immediately behind the Royal Crescent and offered with no onward chain.

Tenure: Flying Freehold £700,000



Situation

Crescent Lane is perfectly placed for easy access into Bath city centre and for the excellent local amenities which are nearby on St James and Rivers Street, which include an organic greengrocers, a newsagent, chemist, doctor's surgery, delicatessen and café and a hairdressing salon. In addition, there are wonderful 5 star spa facilities available at the nearby Royal Crescent and Bath Priory Hotels.

The UNESCO World Heritage City of Bath is on the doorstep and offers a wonderful array of independent and chain retail outlets, many fine restaurants, cafes and wine bars and an excellent selection of cultural activities which include a well renowned international music and literary festival, the newly refurbished One Royal Crescent and Holburne Museums, The Roman Baths and Pump Rooms.

World Class sporting facilities are available at the nearby Bath Rugby and Cricket Clubs and at Bath University, along with a well-respected local tennis club in Lansdown. There are also many good state and independent schools within easy reach which include St Stephens and St Andrews Primary Schools, Kingswood and The Royal High Schools on the Lansdown slopes.

Communication includes a direct line to London Paddington, Bristol and South Wales from Bath Spa Railway Station, the M4 junction 18 is approx. 8 miles to the north and Bristol Airport is miles to the west.

Description

A substantial wooden gate leads through a pillared entrance into a front courtyard with blocked paving, outside courtesy lights and outside water-feed. Enclosed on all sides by stone walling and closed board fencing.

**Ground Floor** – A wooden front door leads into the Coach House.

**Hallway** – With cork tiling, understairs storage, bookcase and stairs rising and turning to the first floor. Wall mounted heater and door through to the utility room.

**Utility Room** – Comprising of a front aspect window, Vinyl flooring, space and plumbing for washing machine, Belfast sink on stilts, space for a fridge/freezer, various shelving, workspace and a hot water cylinder.

A door leads through to an inner hall, and within the inner hall, further doors lead to a bedroom and shower room.

**Bedroom 2** – Having front aspect windows, double panelled radiators and a range of built-in wardrobes and cupboards above.

**Bathroom** – Comprising low flush WC, wall mounted wash hand basin, separate shower enclosure, part tiled walls, electric bar heater and extractor fan.

**First Floor** – The staircase brings you straight into the open plan kitchen/dining room.

**Open Plan Kitchen/Dining Room** – With front aspect Georgian sash window and single panelled radiator in the dining area. The kitchen has a range of units, stainless steel sink with mixer taps and twin drainer, undercounter space for fridge or freezer, space for upright hob and rear aspect Velux window.

**Sitting Room** – With two front aspect Georgian sash windows, double panelled radiators and feature chimney breast with gas flame effect fire.

**Landing** – with Inner hallway. – Off the inner hallway doors lead to bedrooms 1, 3 and the bathroom.

**Bathroom** – Comprises an enclosed bath with mixer tap and telephone shower attachment, wash hand basin set into a vanity unit, WC, rear aspect, sky light, radiator and Vinyl flooring.

**Bedroom 3** – With front aspect, Georgian style window and radiator.

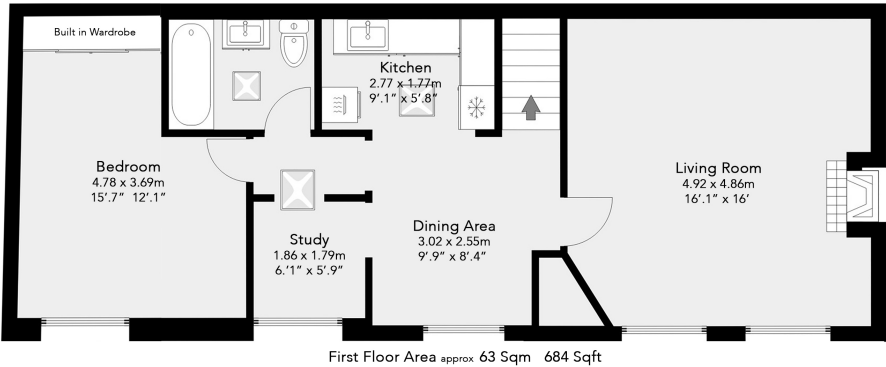
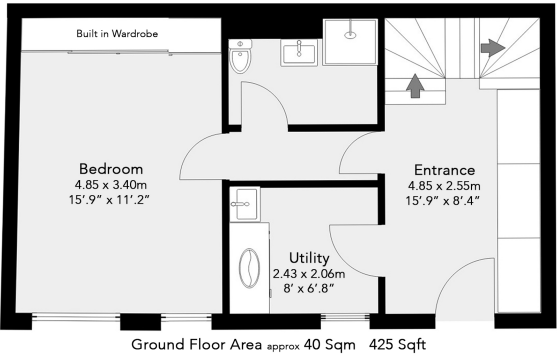
**Bedroom 1** – With front aspect Georgian sash window, radiator and built-in range of wardrobes and downlighting.

Key Features

- 3 bedrooms
- 2 bathrooms
- Lovely private courtyard
- Superb location
- Grade II listed
- No chain

Floor Plan

Coach House, 6 Crescent Lane, Bath, BA1 2PU



Total Floor Area  
approx  
103 Sqm  
1109 Sqft

General Information

Services: All mains services are connected

Heating: Full gas fired central heating

Tenure: Freehold

Council Tax Band: F

Agents Note: The property has a flying freehold above the garage/store of a neighbour

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