



# 4 Walcot Parade

## Bath

### BA1 5NF

A substantial 4-6 bedroom townhouse situated in a central and convenient location. Benefitting from a versatile layout to allow for a separate apartment on the lower ground ideal for a holiday let or visitors accommodation, near level rear garden and offered with no onward chain.

Tenure: Freehold

**£900,000**

#### Property Features

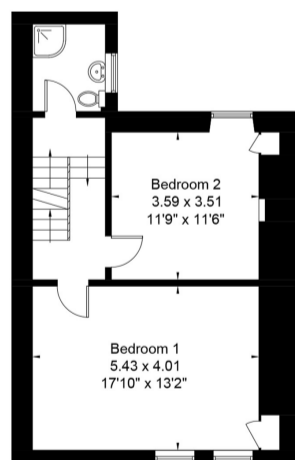
- Flexible accommodation
- Large Grade II Bath townhouse
- 6 Bedrooms
- 3 Reception Rooms
- 3 Bathrooms
- Large rear garden
- Wonderful central location
- Ideal holiday let opportunity
- In need of refurbishment

#### 4 Walcot Parade, Bath, BA1 5NF

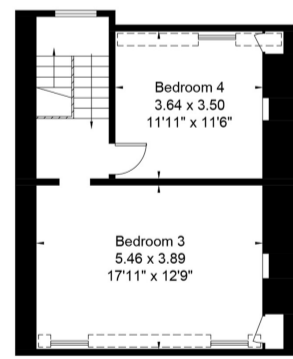
Approximate Gross Internal Area = 237.0 sq m / 2551 sq ft  
(Excluding Courtyard)



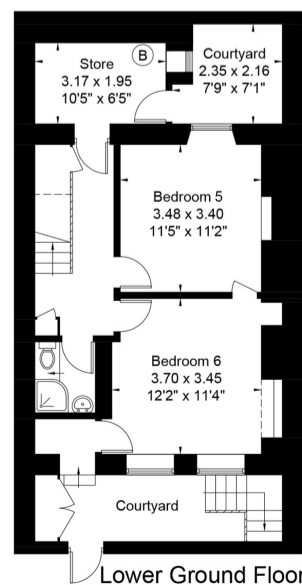
□ = Reduced headroom below 1.5m / 5'0"



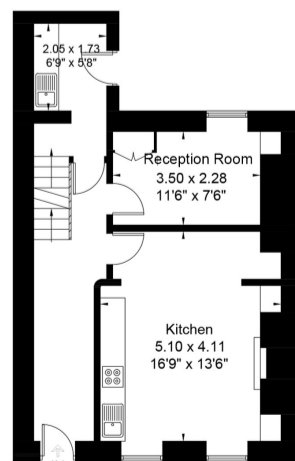
Second Floor



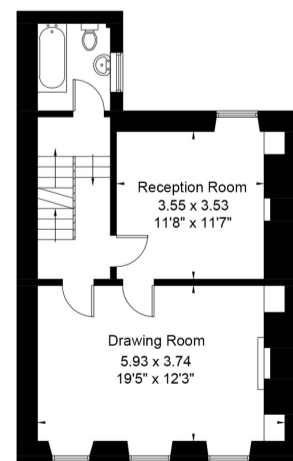
Third Floor



Lower Ground Floor



Ground Floor



First Floor

## Accommodation

### Ground Floor

Steps rise to the wooden front door leading to the entrance hall.

Entrance Hall – With decorative frieze, archway, double panelled radiator, stairs rising to the first floor and door through to kitchen.

Kitchen – With a range of eye and base level units, high level double oven, undercounter oven, worksurface area incorporating 4 ring halogen hob, composite 1½ bowl sink with mixer tap, exposed wooden flooring, radiator, 2 front aspect Georgian sash windows with shutters, feature cast iron fireplace with wooden surround, mantel and slate hearth, arched recesses to either side of the chimney breast with low level cupboards and further space for upright fridge freezer.

Reception Room – With rear aspect Georgian sash window, recessed shelving, exposed stonework and door leading to the rear lobby.

Rear Lobby – With stairs which descend to the lower ground floor and an open arch through to the utility room.

Utility Room – With space and plumbing for dishwashing, further space for low level fridge/freezer, wall and floor mounted cupboards, part tiled walls, worksurface area incorporating single bowl stainless steel sink with mixer tap and drainer, wall mounted timer and thermostat for central heating and part hammered glass, part glazed rear door leading out to the garden.

Stairs rise to half landing and bathroom.

Bathroom – With low flush WC, pedestal wash hand basin, bath with hot and cold taps, thermostatic shower with chrome riser and telephone shower attachment, glazed screen, water heated towel rail, extractor fan, downlighting, tiled flooring and side aspect obscured wooden framed window.

### First Floor

Landing – With stairs rising to the second floor and door leading through the drawing room.

Drawing Room – With 3 front aspect Georgian sash windows, working shutters, coast iron fireplace, wood and marble surround, marble hearth, double panelled radiator, arched recesses with cupboards and a door which leads to the further reception room.

Reception Room – With rear aspect Georgian sash window, cast iron fireplace with tiled insert, stone surround, wooden mantle, single panelled radiator and recessed shelving.

Stairs rise to half landing and shower room.

Shower Room – With low flush WC, pedestal wash hand basin, corner shower unit with wall mounted Mira shower unit, vanity cupboard, part wooden wall panelling, tiled flooring, extractor fan and side aspect obscured window.

### Second Floor

Landing – With stairs rising to top floor.

Bedroom – To the front with 2 front aspect Georgian sash windows, double panelled radiator, fireplace which has been boarded and built in wardrobe.

Bedroom 2 – To the rear with rear aspect Georgian sash window, double panelled radiator, cast iron fireplace, inset tiling, wooden surround, mantel and built-in wardrobe.

### Top Floor

Landing – With rear aspect sash window, access to the loft and two further bedrooms.

Landing – With 2 Georgian sash windows to front aspect, double panelled radiator, cast iron fireplace with Bath stone surround, exposed Bath stone wall, fine views over Walcot Chapel and the rooftops beyond.

Bedroom 4 – With rear aspect window, cast iron fireplace with stone surround, view over the rear garden.

### Lower Ground Floor

Hallway – With cupboard, further understairs cupboard and panelled radiator.

Laundry Room – To the rear with Worcester combination boiler, space and plumbing for washing machine, space for tumble dryer, range of shelving, single panelled radiator, extractor fan, side aspect window and door through to courtyard.

Bedroom 5 – With rear aspect Georgian sash window, single panelled radiator, cast iron fireplace with stone surround and internal miniature glazed door overlooking the bedroom/reception to the front.

Bedroom 6/Reception Room – With 2 front aspect Georgian sash windows, working shutters, single panelled radiator, exposed stonework of the original ovens and range for the property, door which leads to porchway.

Porchway – With glazed front door leading out underneath the jack arch with access to the vaults.

Vaults – Housing the gas and electric metres, steps from the front area leads to the pavement above.

Shower Room – With low flush WC, pedestal wash hand basin, corner shower cubicle with wall mounted thermostatic shower chrome rising and shower attachment, part tiled walls, tiled flooring, single panelled radiator, extractor fan and vanity cupboard.

### Externally

To the rear of the property there is a balustrade patio area with steps rising to the garden. The garden is on a small incline and is enclosed by low original stone walling with some mature planting, vegetable area and further rear storage vault under adjoining parking. The parking is not for the property.

To the front of the property there is wrought iron work railings with gate and steps down to the lower ground floor door.



## Situation

Walcot Parade is a handsome terrace of 20 Grade II listed Georgian town houses located in a fine position on a wide pedestrian pavement in the fashionable Walcot area of Bath, within 5 minutes level walk of the city centre.

The UNESCO World Heritage City of Bath is on the door step and offers a wonderful array of chain and independent retail outlets, many fine restaurants, cafes and wine bars along with a number of well-respected cultural activities which include a world famous international music and literary festival, many pre-London shows at The Theatre Royal and Bath's many historic attractions which include the Roman Baths, Pump Rooms and Thermae Spa.

World class sporting facilities are available at nearby Bath Rugby and Cricket Clubs and at Bath University and five star hotel and spa facilities are available at The Gainsborough, The Royal Crescent and The Priory Hotels.

A number of excellent state and independent schools are also within easy reach which include St Stephens Primary School, Bathwick St Mary's Primary School and King Edwards Schools on North Road.

Communications include a direct line to London Paddington, Bristol and South Wales from Bath Spa Railway Station. The M4 Motorway junction 18 is approximately 8 miles to the north and Bristol Airport is 18 miles to the west.

## Description

4 Walcot Parade is located at the city centre end of this impressive terrace of Georgian townhouses that overlook the Walcot Chapel and have forward facing views towards Bathampton, Bathwick Sham Castle.

Once inside the house the accommodation occupies the preferred layout with the kitchen being on the ground floor along with a smaller reception room and utility. The stairs rise to the upper floors with bathrooms on the half landing turns – the first floor offering a drawing room and a second reception room. The second and third floors give 4 bedrooms all with fine views either over the front or the walled garden to the rear.

Access to the lower ground floor is either from the stairs to the front or internally from the main hallway. This level provides two further rooms (2x bedrooms or living room and bedroom) shower room and a laundry which could easily become a kitchen (STPP).

Externally, there is a small courtyard to the lower ground floor rear and on the ground floor, a generous and near level garden.

Parking is provided by a Zone 16 residents permit available and payable to from BANES council.

The property provides an ideal opportunity for a new owner to sculpt the house into a wonderful home – offered with no onward cha

## General Information

Services: All main services are connected

Heating: Gas fired central heating

Tenure: Freehold

Council Tax Band: G

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