



Holly Heights, Sion Road

**COBB
FARR**

Holly Heights
24 Sion Road
Bath
BA1 5SG

A rare opportunity to acquire a spacious 5 bedroom detached family home positioned beautifully in a significant south facing corner plot, with an impressive level garden, enjoying far reaching views, easy access to the city centre and a triangle of excellent state and independent schools.

Tenure: Freehold

- Significant corner plot with mature south facing gardens, terraces and level lawns
- Gated off street parking
- Large double garage
- 5 bedrooms
- 2 bathrooms
- Flexible family living space incorporating 5 reception rooms
- Sunny conservatory
- Large kitchen/breakfast room
- Highly sought after residential area



Situation

Holly Heights is located in an enviable residential area on the sought after northern slopes of Lansdown. The property occupies a significant south facing corner plot and offers much potential to develop

The UNESCO World Heritage City of Bath is within a 15 minute walk and offers a wonderful array of chain and independent retail outlets, many fine restaurants, cafés and wine bars, and a number of well-respected cultural activities, which include a world famous music and literary festival, the The Roman Baths and Pump Rooms, as well as many museums and art galleries.

Also nearby are an excellent selection of schools to include Kingswood, Royal High School and St. Stephens.

World class sporting facilities are available at Bath Rugby and Cricket Clubs and Bath University and there is a good local tennis and bowls club nearby. There are also 5 star hotel and spa facilities at the Royal Crescent and Priory Hotels.

Communications include a direct line to London Paddington, Bristol and South Wales from Bath Spa Railway Station, The M4 Motorway, junction 18 is 6 miles to the north and Bristol Airport is 18 miles to the west.

Description

Holly Heights is an impressive 5 bedroom detached family home positioned beautifully in a significant corner plot with mature, well established south facing gardens, terraces and level lawns that wrap around the rear and side of the property and enjoy fine elevated views of the city.

The accommodation, which is in excellent order throughout but could benefit from some updating in some areas is hugely flexible and offers several large split level reception rooms, a triple aspect formal dining room, a sunny conservatory and a generous well-equipped kitchen and breakfast room. In addition, there are 5 pretty double bedrooms, all with pleasing aspects and 2 bathrooms.

There is plenty of opportunity to reconfigure the existing layout if required, to add value and create a unique contemporary dwelling in an enviable position.

General Infomation

Services: All mains services are connected

Heating: Gas fired central heating

Tenure: Freehold

Council Tax Band: G

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Accommodation

Ground Floor

Entrance Lobby

With fitted carpet, radiator, glazed ceiling lights and door through to formal entrance hall.

Entrance Hall

With solid wood flooring, radiator, wall mounted lighting, fitted cloakroom, intercom system and stairs which rise to first floor.

Breakfast Room

With solid wood flooring, sliding doors to terrace, casement window and radiator.

Kitchen

With ceramic tiled flooring, a comprehensive range of wooden units, cupboards and drawers, granite worksurfaces, integrated electric Gaggenau oven, 4 ring hob, inset stainless steel sink, swan neck mixer tap, integrated fridge/freezer, microwave and dishwasher, 3 windows to garden aspect, Velux ceiling light and door to garage.

Formal Drawing Room

With solid wood flooring, Jet Master fire with marble surround, 2 arched recesses to either side, courtesy lighting, radiators, sliding doors to terrace and double doors through to withdrawing room.

Withdrawing Room

With solid wood flooring, door to breakfast room, double doors to terrace and window to garden aspect with radiator under.

Music Room

With window to garden aspect, radiators under, steps and sliding doors down to formal dining room.

Formal Dining Room

With solid wood flooring, recessed ceiling spotlights, windows to front, side and garden aspect, radiators and double doors through to large conservatory.

Large Conservatory

With ceramic tiled flooring, wall to wall, floor to ceiling windows and ceiling lights, access to garden.

Accessed from the hallway there is guest cloakroom.

Guest Cloakroom

With concealed cistern WC, display shelf over, pedestal basin, radiator, window to front aspect.

Stairs with fitted carpet rise to first floor.

First Floor

Landing

With 2 radiators and large built-in storage cupboard.

Bedroom 2

With fitted carpet, windows to both sides, radiator and fitted wardrobes.

Bedroom 3

With fitted carpet, window to front aspect and radiator.

Bathroom

With ceramic tiled flooring and walls, panelled bath, shower attachment, concealed cistern WC, display shelf over, basin set in to cupboard vanity unit, wall mounted cupboards, courtesy lit, mirror, window to front aspect, fully glazed and tiled shower unit and recessed ceiling spotlights.

Bedroom 1

With fitted carpet, windows to garden and side aspect with radiator under, fitted wardrobes, internal lobby with window to garden aspect and door through to en-suite bathroom.

En-Suite Bathroom

With fully tiled flooring and walls, pedestal WC, pedestal basin, panelled jacuzzi bath, window to front and garden aspect, extractor fan and ladder effect heated towel rail.

Bedroom 5

With recessed shelving, fitted cupboards, window to garden aspect and radiator under.

Bedroom 4

With fitted carpet, fitted wardrobes, window to garden aspect, loft access and radiator.

Externally

To the front there is gated parking for several cars and access to the large double garage.

Accessed from all the principal rooms, there is a beautiful south facing, well stocked garden with mature borders, a substantial level lawns and a pretty paved sun terrace that wraps around the front and side of the property. In addition, there is timber framed garden shed and greenhouse.

Garage

Large double garage with up and over doors and housing the boiler.

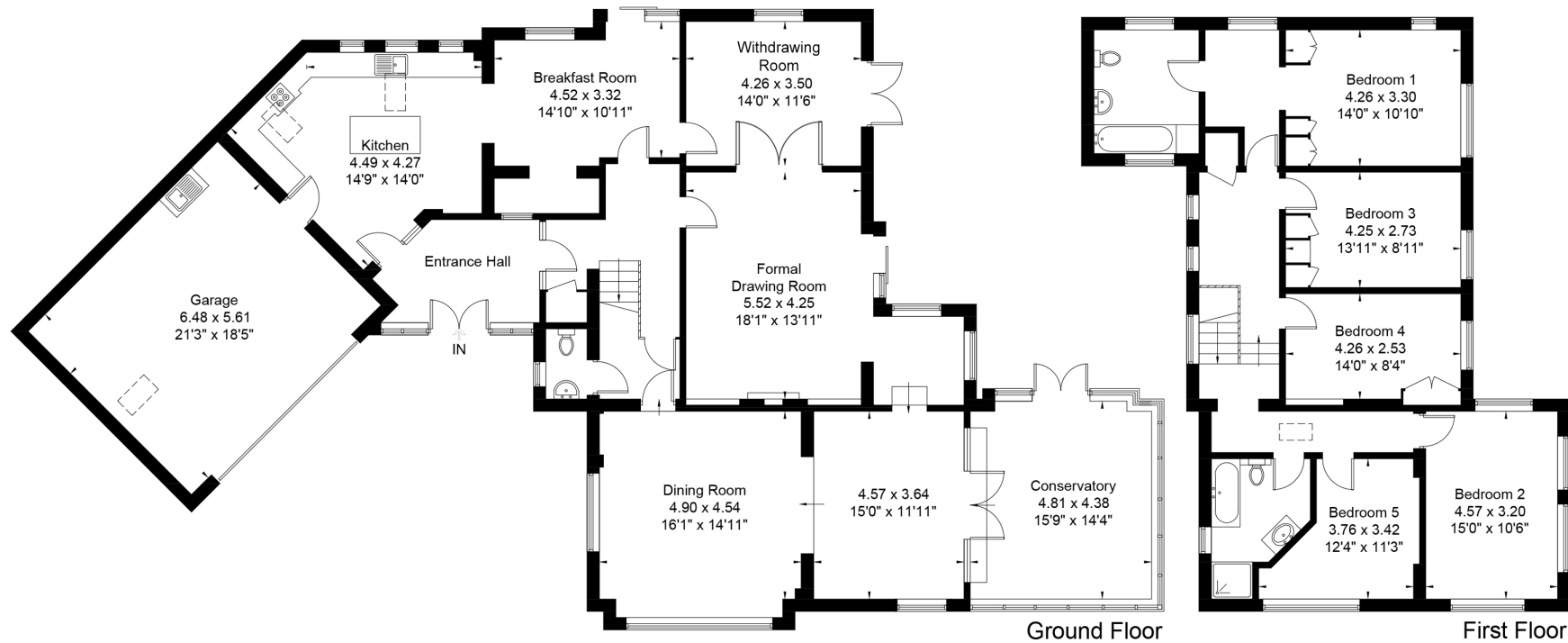
Floor Plan

Holly Heights, 24 Sion Road, BA1 5SG

Approximate Gross Internal Area = 286.4 sq m / 3083 sq ft

Garage = 36.4 sq m / 392 sq ft

Total = 322.8 sq m / 3475 sq ft



These plans are prepared in accordance with the guidelines as set out by the RICS Code of Measuring Practice. Whilst every attempt has been made to ensure accuracy, all measurements should be treated as approximate and as such are for illustrative purposes only. Not to Scale. Photography | Drone | Video Tours | Floor Plans | Energy Performance Certificates | Design | Print | www.roomcpm.com | © Room - Creative Property Marketing Ltd 2024





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