



# 26 Belgrave Crescent

## Bath

### BA1 5JU

A beautifully appointed 4 bedroom townhouse with a stunning landscaped garden, located in a fine elevated position enjoying wonderful far reaching views and within easy walking distance of Bath city centre.

**Offers in Excess of**

Tenure: Leasehold

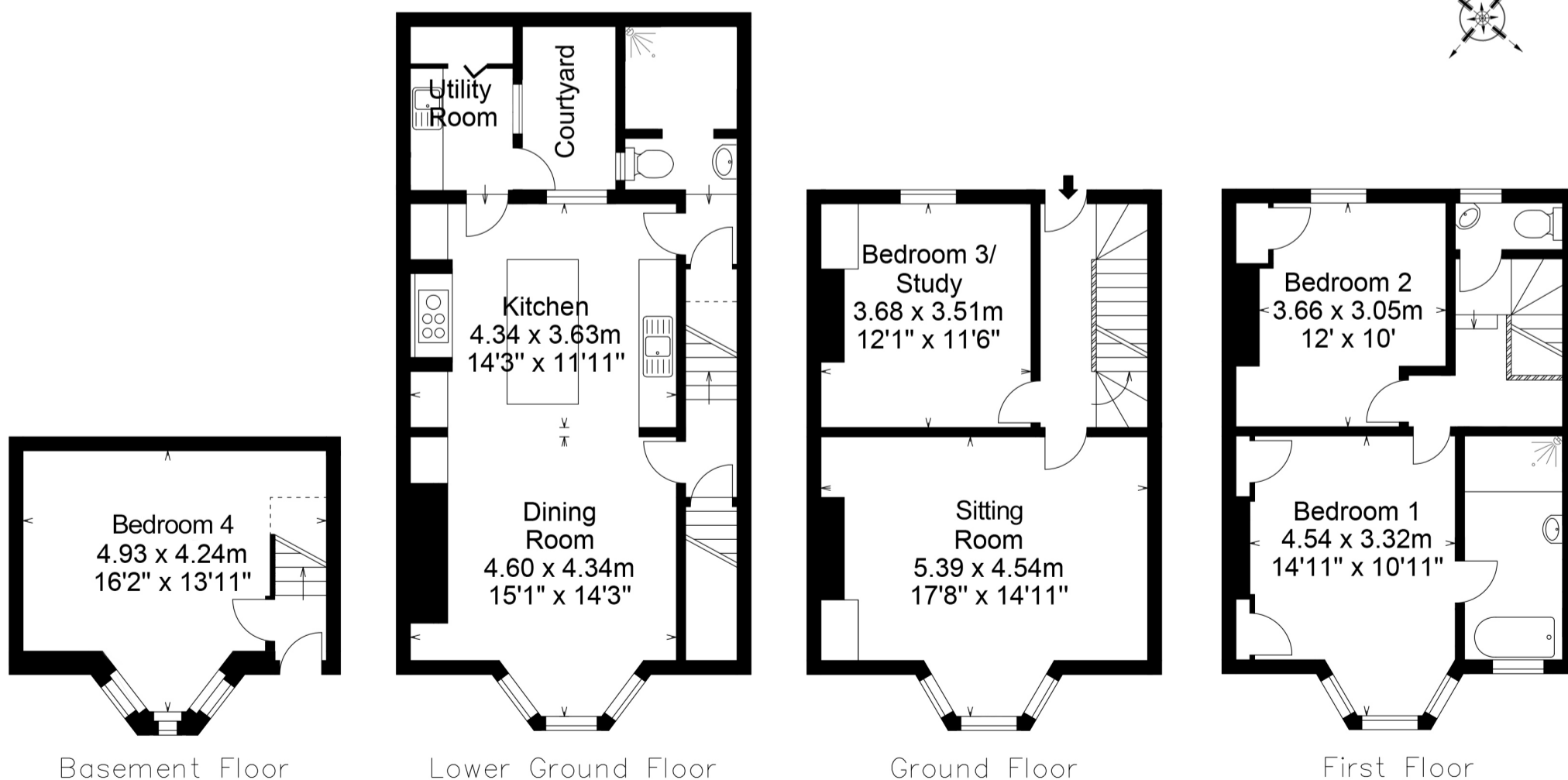
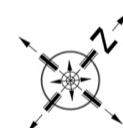
**£1,000,000**

#### Property Features

- 4 double bedrooms
- 2 lovely bathrooms
- Beautiful open plan kitchen/dining/living room
- Formal drawing room
- Guest WC
- Utility room
- Landscaped terraced garden with rear access
- Wonderful views
- Easy walking distance city centre

## 26 Belgrave Crescent, Camden, Bath, BA1 5JU

Approximate Gross Internal Area = 157 sq m / 1690 sq ft



# Accommodation

## Ground Floor

### Entrance Hall

With recessed coir matting, oak flooring, radiator and stairs with fitted carpets to lower ground floor and first floor.

### Drawing Room

With fitted carpet, bay window to rear aspect enjoying glorious views, radiators under, period fireplace with tiled hearth, fitted cupboards to left, wall mounted recessed lighting to either side, wall mounted bookshelves, period cornicing, picture rail and ceiling rose.

### Bedroom 3

With fitted carpet, sash window to front aspect, radiator under, period fireplace with slate hearth, cupboard to right and feature wooden wall.

## Mezzanine Level

### WC

With oak flooring, panelled walls, WC, wall mounted lighting, sash window to front aspect, corner basin and concealed radiator.

## First Floor

### Landing

With fitted carpet.

### Bedroom 2

With fitted carpet, sash window to front aspect, period fireplace with slate hearth, bespoke recessed cupboards, floating shelves to either side and fitted wall to wall bespoke wooden desk.

### Master Bedroom

With fitted carpet, bay window to rear aspect enjoying spectacular views, radiator under, bespoke fitted wardrobes, wall mounted lighting and en-suite bathroom.

### En-Suite Bathroom

With oak flooring, feature bath with freestanding swan neck mixer tap and hand held shower, oval basin set into drawer vanity unit with tiled splashback, courtesy lit mirror, freestanding mixer tap, double sized wall to wall shower unit with bistro tiling, hand held and rain shower, recessed courtesy shelf, sash window to rear aspect, ladder effect heated towel rail, recessed ceiling spotlights, extractor fan and loft access.

Stairs with fitted carpet go down to lower ground floor.

## Lower Ground Floor

### Open Plan Kitchen/Dining/Living Space

#### Kitchen

With oak flooring, a comprehensive range of hand painted 'Shaker' style units, cupboards and drawers, central island with marble top, breakfast bar, integrated appliances include 6 ring Range master range oven and dishwasher, inset Belfast sink with chrome swan neck mixer tap, sash window to front aspect and radiator under.

#### Living/Dining Space

With period fireplace, Bath stone hearth, 2 recessed cupboards and shelving units to either side, fitted window seat and bay window to garden aspect.

#### Utility Room

With American style fridge/freezer, washing machine, radiator, casement window and door to courtyard. Cupboard housing boiler and pressurised hot water tank.

### Wet Room

With fully tiled walls and floor, WC, sink and under floor heating

Stairs with fitted carpet lead down to garden level.

## Garden Level

### Bedroom 4

With oak flooring, casement window to garden aspect, fitted cupboards, understairs recessed storage, radiator and recessed ceiling spotlights.

## Externally

Accessed from garden level is a beautifully terrace that spans the width of the property with steps down to a fully landscaped, contemporary 3 tier garden, with a natural coal pit, fitted seating and courtesy low-level lighting. To the rear of the garden there is a timber framed garden shed, rear access to Seymour Road and planning permission in place for a garden studio.



## Situation

Belgrave Crescent is situated towards the easterly end of Camden and is a quiet road that runs parallel, south of Camden Road and links Gays Hill and Bennetts Hill. It is particularly well placed for easy access to a host of excellent local amenities which includes a nearby doctors' surgery, pharmacy, a local convenience store and the comprehensive facilities in nearby Larkhall village. There are also frequent local buses to and from the city centre and Larkhall from bus stops within a stone's throw of the house.

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

World Class Sporting facilities are nearby at Bath Rugby and Cricket Clubs and at Bath University, along with an excellent local tennis and boules club in Lansdown.

The property is also within easy reach of a triangle of very good state and independent schools which include St Stephens C of E Primary School, St Saviours School, King Edwards Schools, The Royal High and Kingswood Schools.

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

## Description

26 Belgrave Crescent is a beautifully appointed 4 storey Grade II listed town house, one of 43 in a fine Georgian crescent, enjoying wonderful elevated far reaching southerly views to the rear and one of only 2 crescents in Bath that enjoy a northerly aspect to the front and south facing gardens.

This stylish property which retains a wealth of period detail has been comprehensively refurbished throughout and has flexible family living space arranged over 4 floors. On the ground floor there is an impressive formal bay fronted drawing room to the rear with a handsome period fireplace and enjoying the spectacular views. In addition, there is a bedroom 3/snug to the front with a feature exposed wood panelled wall.

On the first floor the master bedroom and en-suite bath and shower room is to the rear along with a further double bedroom to the front that is currently being used as an office space.

At lower ground floor level there is an impressive double aspect open plan living space with a bespoke hand painted 'Shaker' style kitchen with a central island and breakfast bar, a bay fronted living / dining space with fitted window seats, along with a well-equipped utility room and wet room. At garden level there is a further bedroom 4.

Externally to the rear there are beautifully landscaped contemporary terraced gardens with courtesy lighting and a fitted natural gas coal pit. In addition, planning permission is in place for a garden studio.

## General Information

Services: All mains services are connected

Heating: Full gas fired central heating

Tenure: Leasehold (The freehold is currently being bought)

Council Tax Band:E

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