



10 Church Street  
Widcombe  
Bath  
BA2 6AZ

A beautifully presented and comprehensively refurbished end of terrace 2 bedroom Grade II listed artisan cottage, located in a highly prized residential area within 10 minutes' walk of Bath Spa railway station, the city centre and yet on the edge of beautiful countryside.

Tenure: Freehold

Offers in Excess of

£850,000

Property Features

- 2 bedrooms
- 2 lovely bathrooms
- Formal drawing room
- Open plan living room/dining room/kitchen
- End of terrace
- Decked sun terrace
- Paved and terraced ornamental gardens
- Beautiful elevated south-west facing leafy views
- 10 minutes-walk Bath Spa railway station and city centre
- On the edge of stunning National Trust land

10 Church Street, Widcombe, Bath BA2 6AZ

Approximate Gross Internal Area = 100.8 sq m / 1085 sq ft



# Accommodation

## Ground Floor

### Entrance Hall

With wood parquet flooring, period style radiator, understairs storage cupboard, sash window to front aspect, further storage cupboard housing the utilities and large cloaks store.

### Shower Room

With mosaic tiled flooring, fully tiled walls, concealed cistern WC, ladder effect heated towel rail, wall mounted basin, stainless steel swan neck mixer tap, extractor fan, fully tiled and glazed shower unit with rain shower over and recessed ceiling spotlights.

### Drawing Room

With wood parquet flooring, period fireplace with slate hearth, 2 recessed bespoke cupboards and shelving to either side, period cornicing, period style radiator, bronzed wall mounted lighting, 2 sash windows to rear aspect, glazed doors to a beautiful first floor decked and walled balcony.

Stairs with fitted runner leads to the first-floor landing.

## First Floor

### Landing

With fitted carpet and sash window to front aspect.

### Bedroom 2

With fitted carpet, wall mounted lighting, built-in wardrobe, wooden platform with 2 built-in window seats, period style radiator, wall to wall sash window and casement windows to rear aspect.

### Family Bathroom

With mosaic tiled flooring, claw foot bath with telephone style and handheld shower attachment, fully tiled surround, wall mounted mirrored medicine cabinets, pedestal WC with tiled splashback, pedestal WC, further wall mounted mirror, recessed ceiling spotlights, extractor fan, radiator and sash window with handsome stained glass feature to front aspect.

Stairs with fitted carpet rise the second floor.

## Second Floor

### Master Bedroom

With fitted carpet, loft access, wall lighting, 2 casement windows to rear aspect, radiator under and 2 casement windows to front aspect.

## Garden Level

### Hallway

With natural stone flooring throughout.

### Kitchen

With a range of hand painted, Shaker style units, cupboards and drawers, central island, honed granite work surface, inset Belfast sink, stainless steel swan neck mixer tap, 4 ring Neff hob and oven, extractor oven, space for large American style fridge/freezer, dishwasher, wall mounted shelving, recessed ceiling spotlights, period style radiator and door through to utility room.

### Utility Room

With natural stone flooring, Belfast sink with cupboard under, wooden work surface, stainless swan neck mixer tap, wall mounted shelving, recessed ceiling spotlights, space and plumbing for washing machine.

### Living/Dining Room

With natural stone flooring, contemporary wall mounted radiators, recessed ceiling spotlights, feature wall mounted lighting, wall to wall, floor to ceiling bi-fold doors to garden, built-in cupboard, 2 conservation Velux windows and cupboard housing the Viesman combination boiler.

## Externally

Accessed from the living the space is a beautiful, flag stone paved sun terrace which spans the width of the property with steps that lead down to a further ornamental garden and terrace with well manicured borders and a pretty mature clematis. The garden enjoys a wonderful quiet leafy aspect enjoying views over The Lyncombe Vale. In addition there is courtesy power and water.

To the front there is residents permit parking.



## Situation

Church Street, a quiet no through road is located in an idyllic position just off the lower slopes of Widcombe Hill, and is particularly well placed for easy access into the city centre, Bath Spa Railway Station and the excellent local amenities on nearby Widcombe Parade. This enviable residential position also affords easy access to nearby open countryside on The Skyline Walk and Prior Park National Trust Gardens.

The World Heritage City of Bath is on the doorstep and offers a wonderful array of chain and independent shopping, many fine restaurants, cafes and wine bars and a number of well-respected cultural activities which include a world-famous music and literary festival, the One Royal Crescent and Holburne Museums and The Roman Baths and Pump Rooms.

World class sporting facilities are available at nearby Bath Rugby and Cricket Clubs and significantly wonderful facilities are on the doorstep at Bath University. In addition, Combe Grove Manor Country Club and a five star hotel, are close at hand on Claverton Down Road.

A number of excellent state and independent schools are within easy reach which include King Edwards Schools on North Road, Prior Park College and Monkton Combe Schools along with Ralph Allen, Beechen Cliff and Widcombe Junior Schools

Communications include a direct link to London Paddington, Bristol and South Wales from Bath Spa Railway Station, the M4 junction 18 is approximately 10 miles to the north and Bristol Airport is 18 miles to the west.

## Description

10 Church Street is a pretty end of terrace Grade II listed artisan cottage, located in a highly prized residential area within easy walking distance of Bath city centre and on top of beautiful countryside and the nearby National Trust Prior Park Gardens.

This charming and stylish home, which has occasionally been used as a quality five star Airbnb, has been comprehensively refurbished throughout and significantly includes new hardwood double glazed windows throughout, handsome wood[parquet] parquet flooring, period style radiators with a Hive heating system.

The property is entered into an impressive formal hallway with feature wood flooring and an attractive open outlook with views towards the decked sun terrace. To the rear with access onto a lovely, decked balcony there is a generous formal drawing room which has been used as a third bedroom and enjoys the use of an adjacent well-appointed ground floor shower room.

On the first floor there is a pretty bedroom to the rear, enjoying the beautiful views, with fitted window seats and a roll top bath room to the front. The master bedroom is on the top floor and has an attractive open double aspect to both the front and rear.

From the formal entrance hall stairs lead down to garden level where there is well appointed utility room and a well-equipped contemporary open plan Shaker style kitchen with honed granite work surfaces and a central island. Steps lead down to a stylish dining area and sitting room which has a wonderful aspect overlooking the gardens and enjoys access, via wall-to-wall bi fold doors, onto the paved sun terrace and ornamental garden, which spans the width of the property to the rear.

## General Information

Services: All main services are connected

Heating: Gas fired central heating

Tenure: Freehold

Council Tax Band: E

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.

