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LANDMARK INFORMATION Plotted Scale - 1:750. Paper Size - A4



4 Mount Beacon Bath BA1 5QP

A substantial 5 bedroom Grade II listed family home occupying a large double plot with beautiful level gardens, garaging and off street parking, located in a fine residential position on Baths sought after northern slopes.

Tenure: Freehold

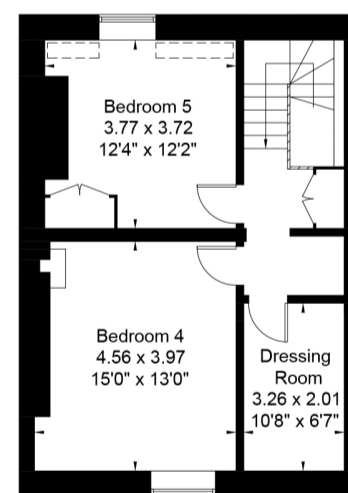
£1,500,000

Property Features

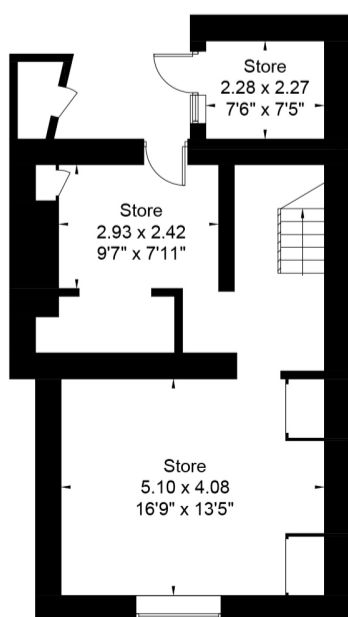
- 5 large double bedrooms
- 2 bathrooms
- Drawing room
- Dining room
- Kitchen and separate utility area
- Gardeners WC
- Large cellars
- Large level gardens with rear access, garaging and parking
- Potential building plot subject to the necessary consents
- Much opportunity to add value
- Sought after residential area

4 Mount Beacon, Bath, BA1 5PQ

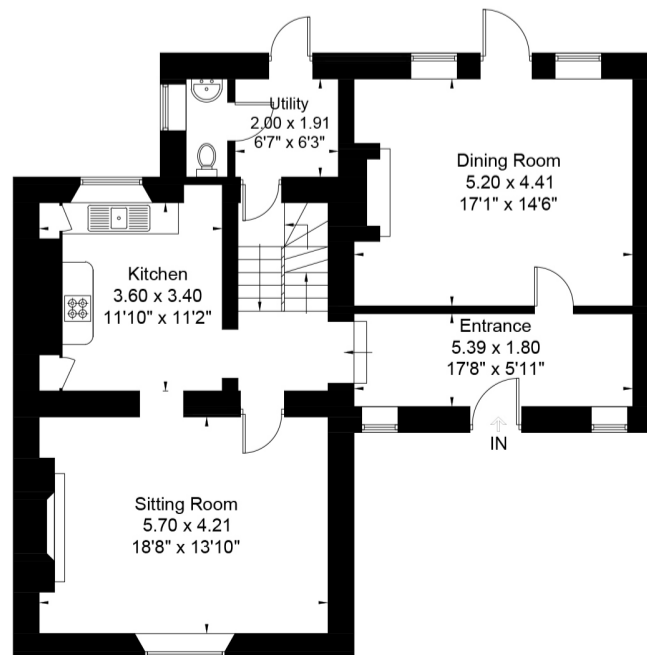
Approximate Gross Internal Area = 282.1 sq m / 3036 sq ft



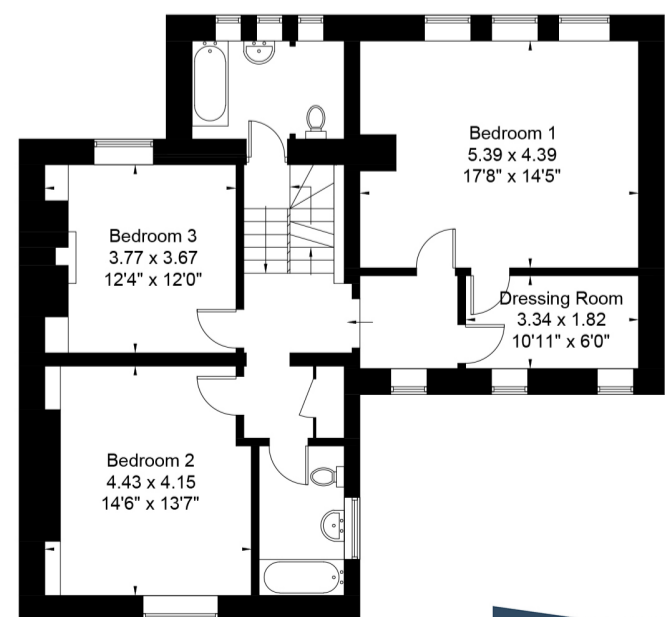
Second Floor



Basement



Ground Floor



First Floor

Accommodation

Ground Floor

Entrance Hall

With parquet flooring and recessed coir matting, two casement windows to front aspect, radiator, wall mounted lighting.

Door through to Formal Dining Room.

Formal Dining Room

With fitted carpets, period fireplace and surround with slate hearth and two recesses to either side, radiator, three wall mounted uplighters, glazed door to garden and two sash windows.

From Entrance Hall steps lead up to the Inner Hallway

Inner Hallway

With original exposed floorboards, radiator, door through to Drawing Room.

Drawing Room

With original exposed floorboards, period fireplace and surround with slate hearth, two built in cupboards and bookshelves to each side recess, large sash window to front aspect with deep sill, radiator, walkway through to Kitchen.

Kitchen

With original exposed floorboard, a comprehensive range of floor and wall mounted units, cupboards and drawers with wooden worksurfaces. Double electric oven and 4 ring gas hob with tiled splashback, recessed fridge/freezer, Belfast sink with wooden drainer and chrome swan neck mixer tap, recess housing the dishwasher, Welsh dresser with glazed cupboards, cupboard housing the Worcester condensing boiler and sash window to rear aspect.

Steps lead down to Utility Room.

Utility Room

With concrete flooring, space and plumbing for washing machine, radiator and door through to Gardens WC with quarry tiled flooring, pedestal WC, wall mounted basin with tiled splashback, casement window to side aspect.

Rear Lobby steps lead down to a large cellar.

Large Cellar

With original flagstone flooring, window to front aspect and window to rear aspect, door with rear access to a small outside courtyard and coal store with steps that lead up to the garden.

Staircase rises from the Entrance Hall to the First Floor.

First Floor

Bathroom

With natural stone flooring, cast iron bath with telephone style shower and tap attachment, fully tiled surround, radiator, pedestal basin, tiled splashback, pedestal WC, three sash windows to rear aspect.

Bedroom 1

With wooden floorboards, three sash windows to rear aspect, radiator and door through to small dressing area with wooden flooring and two casement windows to front aspect. This presents an ideal opportunity to create an en-suite bathroom and dressing room.

Bedroom 2

With wooden flooring, radiator, two recessed cupboards and shelving, sash window to front aspect.

Bedroom 3

With wooden flooring, period style fireplace with tiled surround and hearth, two recessed shelves to either side with cupboards and drawers. Sash window to rear aspect, radiator.

Bathroom

With wooden flooring, panelled bath with fully tile surround and Triton electric shower over, wall mounted basin, pedestal WC, sash window to side aspect, radiator.

Large walk-in airing cupboard which houses the hot water tank.

Stairs rise to Top Floor.

Top Floor

Landing

With wooden floorboards, large built-in cupboard with header tank.

Bedroom 4

With wooden floorboards, sash window to rear aspect and radiator.

Bedroom 5

With wooden floorboards, sash window to front aspect, radiator and period fireplace with stone surround and hearth.

Large walk-in cupboard with potential to create a further bathroom or shower room.

Externally

To the rear assessed from both the dining room and the utility room there is an impressive walled west facing, well stocked level garden. In addition there is a greenhouse and a timber framed garage and rear parking access.

Subject to the necessary planning consents there is the potential to create a building plot.

To the front there is a level gated garden.



Situation

Mount Beacon is located on Bath's highly sought after northern slopes and is a charming, quiet residential street with a fine selection of attractive period town houses all with a lovely leafy aspect enjoying elevated views over Bath.

Significantly number 4 has not been sold since 1947 and therefore offers a rare opportunity for new owners to create a beautifully spacious family home, ideally located close to many local amenities and excellent schools, which include St Stephens Primary School, The Royal High School and Kingswood School on nearby Lansdown Road.

The UNESCO World Heritage City of Bath is within easy walking distance and offers a wonderful array of chain and independent shopping outlets, many fine restaurants, cafes and wine bars along with a selection of well-respected cultural activities which includes a world famous international music and literary festival, many lovely art galleries and museums and the famous attractions at The Roman Baths and Pump Rooms.

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

Description

4 Mount Beacon is a substantial Grade II listed family home, occupying a significant double plot with large gardens, both front and back, in a much sought after residential area. This beautiful home was originally built in 1788 and has been in the same family since being rebuilt by Ernest Tew in 1947, following bomb destruction during the war. The property now offers a rare opportunity and blank canvas for new owners.

The accommodation, which is arranged over 3 floors, with additional cellars was extended in the late 1950's and offers flexible family space with much opportunity to add value and potentially create a building plot subject to the necessary consents.

On the ground floor there is a large entrance hall with attractive parquet flooring, a lovely dining room with a charming aspect overlooking the gardens, a formal drawing room to the front and kitchen to the rear, along with a utility area and gardeners WC.

There are 3 large double bedrooms on the first floor along with 2 bathrooms and 2 further spacious bedrooms on the top floor. In addition, there is a further substantial inner room with the potential to create a further bathroom.

There are 2 large rooms in the cellars, both with natural light and original flagstone flooring.

Externally to the rear there is an impressive west facing well stocked level garden, enjoying rear access, with off street parking and garaging.

Subject to the necessary planning consents there is the opportunity to create a building plot.

General Information

Services: All mains services are connected

Heating: Gas fired central heating

Tenure: Freehold

Council Tax Band: G

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