



Wharfedale House

2 Pulteney Road

Bath

BA2 4HD

Wharfedale House is a substantial 5-bedroom bay fronted Victorian family home, one of 6 in a handsome terrace, quietly set back from the road and conveniently within 5 minutes level walk of Bath city centre, Bath Spa Railway Station and the excellent local amenities in nearby Widcombe Village.

Offers in Excess of

Tenure: Freehold

£1,250,000

Property Features

- 5 bedrooms and 2/3 reception rooms
- Large open plan kitchen/dining room
- 3 bath and shower rooms
- Utility room
- 2 large basement storage rooms with potential to convert
- A wealth of handsome period details which blend beautifully with lovely contemporary finishes
- Beautiful ornamental parterre gated garden to front along with pretty courtyard garden to rear lined with a mature vine
- Ideal central location within 5 minutes walk of Bath Spa Railway Station and Bath City Centre
- Close to excellent local amenities on nearby Widcombe High Street, as well as Widcombe Infants and Junior School
- Private garage to rear available to purchase by separate negotiation

2 Pulteney Road, Bath BA2 4HD

Approximate Gross Internal Area = 264.5 sq m / 2847 sq ft



Accommodation

Ground Floor

Entrance Hall

With Maple parquet flooring, wall mounted coat hooks, radiator, state of the art wireless fire system, doors to all ground floor rooms.

Office/Reception Room

With Maple parquet flooring, bay window to front aspect, floating fitted shelves to side and rear walls, picture rail, intricate period cornicing detail, central ceiling rose and radiator.

Family Room/Bedroom 5

With Maple parquet flooring, beautiful period fireplace with Bath stone surround, wooden sill, tiled hearth, recesses to either side, sash window to rear aspect and radiator.

Open Plan Kitchen/Dining Room

With Maple parquet flooring, a comprehensive range of floor and wall mounted units, cupboards and drawers, courtesy sink, swan neck filter tap, sash window to side aspect, central island with solid wood work surface, double stainless steel inset sink, stainless steel swan neck mixer tap and hose, integrated double Siemens ovens with drawers below, integrated 5 ring Miele gas hob, extractor over, large American style Maytag fridge/freezer.

Dining Area

With 2 windows to side aspect, floating shelves, radiator, recessed ceiling spotlights and part glazed door to courtyard garden.

Shallow stairs with fitted carpet rise to first floor landing.

Mezzanine Level

Dressing Area

With a range of built-in drawers and cupboards.

Shower Room

With solid wood flooring, fully tiled walls, wall mounted basin, concealed cistern WC, wooden display shelf, ladder effect heated towel rail, wall mounted courtesy mirror, casement window to side aspect, large fully tiled and glazed shower unit with handheld and rain shower over and recessed ceiling spotlights.

Bathroom

With panelled bath, fully tiled surround, central controls with wall mounted rain shower, ladder effect heated towel rail, sash window to rear aspect, radiator under, concealed cistern WC, bidet, wall mounted basin, courtesy wooden shelf, wall mounted mirror, wall mounted lighting, built-in cupboard housing the hot water tank and Profile Potterton combination gas boiler.

First Floor

Formal Drawing Room

With fitted carpet, bay window to front aspect with radiator under, further sash window, period fireplace with brick surround and tiled hearth, floating courtesy shelf over, 2 recesses to either side, wall mounted cupboards, glazed shelves, intricate period cornicing detail, recessed ceiling spotlights and central ceiling rose.

Bedroom 3

With fitted carpet, period fireplace and surround, recessed shelving to right, built-in cupboard to left, sash window to rear aspect, radiator, wall mounted basin with tiled surround, inset mirror, courtesy lighting and recessed ceiling spotlights.

Second Floor

Landing

With window to rear aspect and Maple parquet flooring.

Bedroom 1

With Maple parquet flooring, 2 sash windows to front aspect with radiator under, period fireplace, Bath stone surround, tiled hearth, built-in wardrobes to either side, courtesy shelf with built-in lighting, recessed ceiling spotlights and built-in vanity shelf.

Bedroom 2

With Maple parquet flooring, period fireplace and surround, fitted wardrobe to right, recessed shelves to left, sash window to rear aspect, radiator under and recessed ceiling spotlights.

Top Floor

Bedroom 4

With fitted carpet, 2 Velux windows to front aspect, 2 sash windows to rear aspect, recessed ceiling spotlights, built in cupboard and door through to en-suite shower room.

En-Suite Shower Room

With ceramic tiled flooring, fully tiled and glazed shower unit with rain shower and handheld shower over, WC, rectangular basin set into drawer vanity unit, fully tiled walls, sash window to rear aspect and wall mounted ladder effect heated towel rail.

Basement Level

Hallway/Utility Area

With ceramic tiled flooring, radiator, large understairs storage cupboard and generous utility space with wall mounted shelving, tiled splash back, basin, drainer, washing machine/tumble dryer, cupboard housing the gas meter.

Front Storage Room

With bay window to front with aspect bike storage rack.

Gym and Storage Room

With light well to rear.

Externally

To the front there is a beautiful gated, parterre ornamental garden with attractive well stocked raised beds and a central feature and to the rear accessed from the kitchen/diner there is a pretty decked courtyard garden lined with a mature vine and enjoying gated rear access to the garaging.

There is a single garage to the rear which is available for via sale separate negotiation.



Situation

Pulteney Road runs from the bottom of Bathwick Hill to Widcombe High Street and is conveniently positioned within a 5-minute level walk of Bath Spa Railway Station, Bath City Centre and the excellent local amenities in Widcombe village, including the Ofsted-rated Outstanding Widcombe Infants and Junior Schools.

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, One Royal Crescent and Holburne Museums, as well as The Roman Baths and Pump Rooms.

World class sporting facilities are available at Bath Rugby and Cricket Clubs, which are both on the doorstep and significantly there are wonderful facilities at nearby Bath University.

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

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

Wharfedale House is a handsome 5-bedroom Victorian bay fronted family home, retaining a wealth of period detail which blends beautifully with lovely contemporary finishes. This impressive property is presented in excellent decorative order throughout and offers spacious and flexible accommodation arranged over 5 floors. The property is set back from the road with an attractive parterre, gated ornamental garden to the front and a pretty courtyard garden, lined with a magnificent mature vine tree to the rear. In addition, there is rear gated access and a single garage available to purchase by separate negotiation.

The property is entered through an attractive hallway with solid Maple parquet flooring and doors to all ground floor rooms. To the front, with a lovely bay window overlooking the garden, there is a generous reception room that is currently being used as an office. To the rear there is a cosy family room/snug which could also be used as a further bedroom. The large and impressive well fitted kitchen / dining room is at the back of the property and conveniently leads to the courtyard garden at the rear. At basement level there is a generous utility area along with 2 large rooms, one is being used as a gym and storage space and the other a large storeroom which has a fitted bike rack, both have the potential to convert into further living accommodation if required.

The elegant and impressive formal drawing room is on the first floor and beautifully spans the width of the property to the front. In addition, there is a generous double bedroom along with a shower room, a large family bathroom and mezzanine level dressing area. There are 2 further double bedrooms which includes the spacious master bedroom on the second floor and a pretty double aspect guest double bedroom with an ensuite shower room in the converted loft space.

Externally, to the front there is a beautiful well-stocked parterre garden with raised beds and an ornamental central feature. To the rear, accessed from the dining area, there is pretty, compact decked courtyard garden, lined with a mature grape vine. In addition, there is a single garage to the rear of the property which is available by separate negotiation.

General Information

Services: All main services are connected

Heating: Gas fired central heating

Tenure: Freehold

Council Tax Band: F

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