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Residential Sales

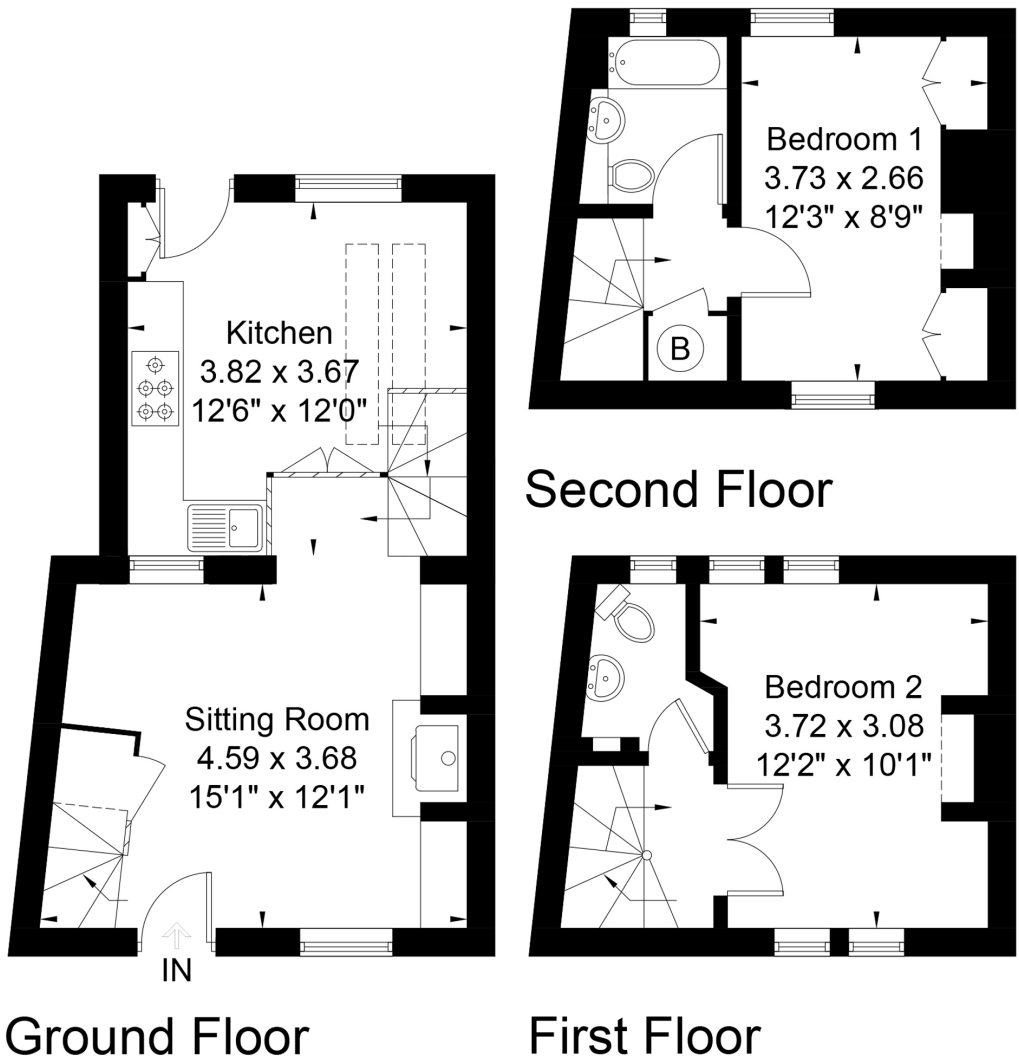


Widcombe, Bath





6 Church Street, Bath, BA2 6AZ
Approximate Gross Internal Area = 63.1 sq m / 679 sq ft



6 Church Street
Widcombe
Bath
BA2 6AZ

A delightful 2 bedroom Grade II listed artisan cottage with a beautiful garden, enjoying stunning views, located in an idyllic position on the edge of open countryside and yet within 10 minutes' walk of Bath city centre and Prior Park National Trust Gardens.

Tenure: Freehold

£595,000

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



Situation

Church Street 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.

General Information

Services: All main services are connected
Heating: Gas fired central heating
Tenure: Freehold
Council Tax Band: E

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Description

6 Church Street is a delightful 2 bedroom Grade II listed artisan cottage located in an enviable residential location, just off the lower slopes of Widcombe Hill.

This charming cottage is beautifully presented throughout and offers light and airy double aspect accommodation arranged over 3 floors. The ground floor accommodation has been sympathetically extended to create a pretty, well fitted ‘Shaker Style’ kitchen/diner to the rear, which enjoys a particularly attractive aspect overlooking the garden. Stairs rise to a cosy sitting room at entrance level, which has exposed ceiling beams, original exposed floorboards and a wood burning stove.

There are 2 pretty double bedrooms on the upper floors along with a family bathroom and guest WC.

Externally accessed from the kitchen there is a charming, paved sun terrace that spans the width of the property to the rear. Steps lead down to 3 charming well stocked terraces and a pretty level lawn with timber framed garden shed. Wonderful far–reaching views towards Lyncombe Hill and beyond are enjoyed from the gardens and rooms to the rear.

Accommodation

Ground Floor

Sitting Room

With original period exposed floorboards, sash window to front aspect, Bath stone fireplace recess with fitted wood burning stove, recessed built–in shelves, cupboards to right and left, wall mounted lighting, exposed beam, radiator and understairs cloaks cupboard.

Wooden staircase leads to the kitchen:

Kitchen

With natural stone flooring, casement windows to rear aspect, part glazed door to rear aspect, radiator, comprehensive range of floor mounted shaker style units, honed granite work surface and upstand, inset Belfast sink, wall mounted brass taps, integrated appliances to include dishwasher, Range Master oven, 5 ring gas hob, extractor over and fridge. Large built–in larder cupboard, large cupboard with space and plumbing for washing machine, ceiling light and 4 wall mounted lights.

Wooden staircase rise leads to the first–floor landing.

First Floor

Landing

With fitted carpet.

Bedroom 2

With fitted carpet, period fireplace, 2 recesses to either side, wall mounted lighting, sash windows to front aspect with radiator under and sash window to rear aspect with radiator under.

Cloakroom

With natural stone flooring, pedestal basin, natural stone splashback, pedestal WC, part panelled walls, casement window to rear aspect, radiator under and built–in cupboards.

Wooden staircase rises to top floor.

Top Floor

Landing

With fitted carpet and built–in cupboard housing the combination Worcester boiler.

Bedroom 1

With fitted carpet, period fireplace, 2 built–in recessed cupboards to either side, sash window to front aspect, radiator under and sash window to rear aspect, wall mounted lighting.

Bathroom

With natural stone flooring, panelled bath, fully tiled surround, glazed shower screen with rain shower over, basin set into cupboard vanity unit, concealed cistern WC, casement window to rear aspect, recessed ceiling spotlights and wall mounted heated towel rail.

Externally

Accessed from the kitchen there is a beautiful west facing secluded garden and paved sun terrace which spans the width of the property to the rear. There are steps which lead down with 2 ornamental terraces and level lawn, further terrace, built–in timber log store and garden shed. There are the most spectacular views towards Lyncombe Hill and beyond which can be enjoyed from the principal rooms to the rear of the property.

