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Residential Sales



Circus Mews, Bath



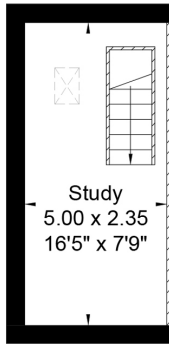




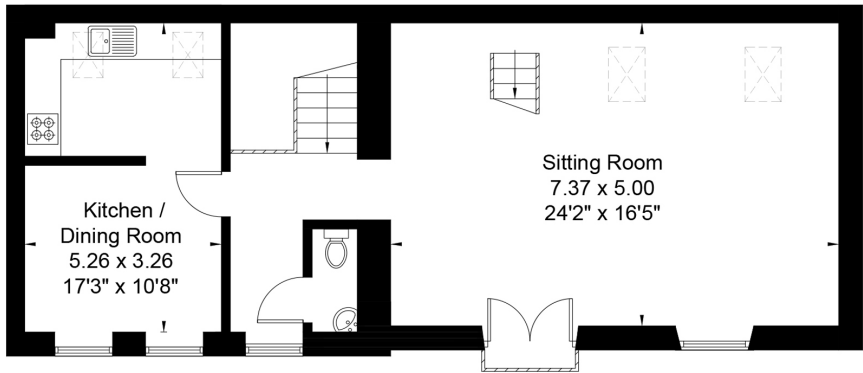
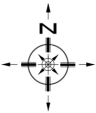


28 Carriage Court, Bath BA1 2PW

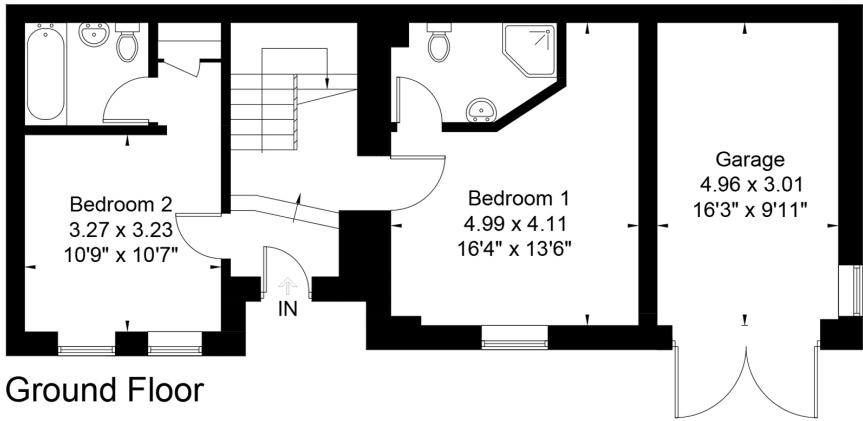
Approximate Gross Internal Area = 130.5 sq m / 1404 sq ft  
Garage = 15 sq m / 161 sq ft  
Total = 145.5 sq m / 1565 sq ft



Second Floor 'Mezzanine'



First Floor



Ground Floor

Carriage Court  
28 Circus Mews  
Bath  
BA1 2PW

An attractive and generously proportioned 2 bedroom reversed living mews house, tucked away quietly in a private gated courtyard and positioned in a fine residential location behind The Kings Circus, with a single garage and small private courtyard.

Tenure: Freehold

£975,000

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

Circus Mews is a charming development of mews houses tucked away quietly behind The Kings Circus and located perfectly for easy access into Bath city centre. Carriage Court forms part of the development on the northerly side of the development and is an attractive gated, cobbled courtyard shared by 3 private dwellings. Margarets Buildings is within striking distance and has a number of high end boutiques, restaurants and cafes all within a pretty pedestrianised street that links Catharine Place and Brock Street.

The UNESCO World Heritage City of Bath offers a wonderful array of chain and independent retail outlets, 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 Roman Baths and Pump Rooms, along with the newly refurbished One Royal Crescent and Holburne Museums.

World class sporting facilities are available at Bath Rugby and Cricket Clubs and at Bath University. In addition there are excellent spa facilities at the nearby five star Royal Crescent and Priory Hotels and a well-attended local tennis and boules club.

Many good state and independent schools are also on the doorstep which include St Stephen's and St Andrews Primary Schools and Kingswood and The Royal High Schools on Lansdown Road.

Communications include a direct line to London Paddington, Bristol and South Wales from Bath Spa Railway Station the M4 Motorway is approx. 8 miles to the north and Bristol Airport is 18 miles to the west.

# General Information

Services: All mains services are connected  
Heating: Full gas fired central heating  
Tenure: Freehold with shared courtyard  
Management Company: Carriage Court Management  
Management Charges: £600 p/a  
Council Tax Band: N/A

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.

# Description

28 Carriage Court is an attractive fully refurbished 2 bedroom mews house tucked away quietly in a pretty gated and cobbled courtyard on the northerly side of Circus Mews.

This charming, unique property offers particularly spacious accommodation arranged over 2 floors in reversed living format. At ground floor level there are 2 generous double bedrooms both with en suite facilities.

On the first floor there is a large open plan drawing room with doors opening onto a Juliette balcony and stairs that rise to a mezzanine level study area.

In addition, there is an attractive well-appointed kitchen and open plan dining room.

Externally there is a single garage and a small private, sheltered courtyard immediately outside, along with a shared cobbled gated courtyard for the use of 4 private dwellings.

# Accommodation

## Ground Floor

### Entrance Lobby

With recessed coir matting, fitted carpet, radiator, wall mounted Tollgate security alarm system, cupboard housing the stopcock, understairs storage area, radiator and open tread staircase which rises to first floor.

### Bedroom 1

With fitted carpet, wall; mounted lighting, sash window to front aspect, radiator under and to en-suite shower room.

### En-Suite Shower Room

With vinyl tiled flooring, tiled walls, pedestal basin, pedestal WC with glazed shelf over, fully tiled and glazed corner shower unit, rain and handheld shower, ladder effect heated towel rail, wall mounted mirror, wall mounted lighting, extractor fan and ceiling light.

### Bedroom 2

With fitted carpet, window to courtyard aspect, radiator under, floor to ceiling sash window to courtyard aspect, wall mounted lighting, built-in cupboard and door through to en-suite bathroom.

### En-Suite Bathroom

With vinyl tiled flooring, pedestal WC, pedestal basin, glazed shelf, wall mounted mirror, ladder effect heated towel rail, panelled bath with central mixer tap, extractor fan and ceiling light.

Stairs with fitted carpet rise to first floor landing.

## First Floor

### Landing

With fitted carpet, wall mounted lighting and radiator, sash window to front aspect with Juliette balcony and Velux window to rear aspect.

### Guest WC

With vinyl flooring, pedestal WC, corner vanity unit with basin, cupboard under, tiled splashback, wall mounted mirror, recessed ceiling spotlights, extractor fan.

### Open Plan Kitchen/Dining Room

With vinyl tiled flooring, a comprehensive range of units, cupboards and drawers, marble worksurfaces and upstand, inset stainless steel sink, stainless steel mixer tap, integrated electric oven with 4 ring induction hob, extractor over, floating shelf, integrated fridge/freezer, washer dryer and dishwasher, 2 Velux windows to rear aspect and ceiling mounted spotlights.

### Dining Area

With vinyl tiled flooring, 2 sash windows to courtyard aspect with Juliette balconettes, radiator, wall mounted lighting and ceiling mounted spotlight track.

Steps up to the drawing Room.

### Drawing Room

With fitted carpet, wall mounted lighting, 3 radiators, doors to Juliette balcony, sash window, exposed ceiling beams with mounted spotlights, 2 Velux windows to rear aspect and ladder mezzanine office space.

## Mezzanine Level

### Office Space

With Velux window to rear aspect and fitted carpet.

## Externally

There is a shared courtyard to the front along with a small private courtyard and single garage with power and housing the boiler.

