



# St Catherines Widcombe Hill Bath BA2 6AD

Set in a quiet tree-lined road, this 3/4 bedroom semi-detached home has been extended and renovated to provide fantastic family accommodation just a few minutes from the city.

## Property Features

- 3/4 bedrooms
- Extended ground floor accommodation
- Immaculate décor
- Open plan kitchen/breakfast room
- 3 reception rooms
- Well maintained garden
- Gym/garage
- Driveway/off road parking

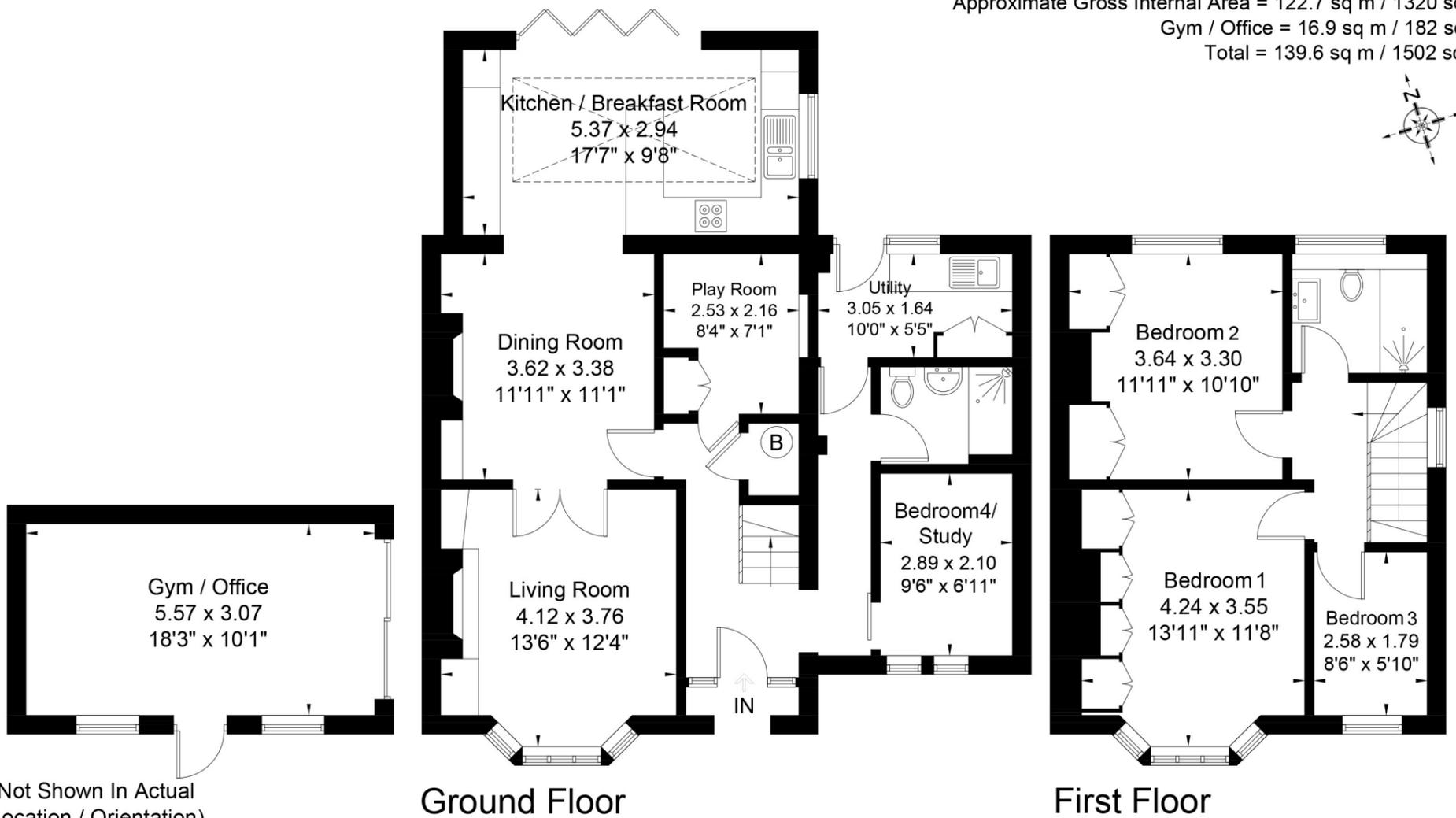
Offers in Excess of

Tenure: Freehold

**£1,000,000**

## St Catherines, Widcombe Hill, Bath BA2 6AD

Approximate Gross Internal Area = 122.7 sq m / 1320 sq ft  
Gym / Office = 16.9 sq m / 182 sq ft  
Total = 139.6 sq m / 1502 sq ft



# Accommodation

## Ground Floor

The property is accessed through a wrought iron gate leading to a recently laid limestone path leading to the front porch and side of the property.

### Covered Entrance Porch

With downlighting and leading to the obscured front door.

### Entrance Hallway

With stairs rising and turning to the first-floor landing, antique style radiator and downlighting, solid flooring.

### Study/Bedroom 4

With 2 front aspect windows, solid wood flooring, antique style radiator, barn style roller door and downlighting.

### Shower Room

With low flush WC, wall mounted wash hand basin, tiled splashback, double walk-in shower cubicle with monsoon shower head and telephone shower attachment, downlighting extractor fan, Velux window, part tiled walls, tiled flooring, water heated towel rail and underfloor heating.

### Utility Room

With solid wooden flooring, rear aspect double glazed window, rear door out to the garden, marble style worksurface, inset Belfast sink, mixer tap, space and plumbing for washing machine, cupboards, extractor fan and downlighting.

### Playroom

With downlighting and solid wooden flooring.

### Sitting Room

With multipaned bay window, double panelled radiator, solid wood floor, gas flame effect fire set into a wooden surround and mantle with slate hearth, recessed shelving and cupboard, cornicing, downlighting and double doors through to the dining room.

### Dining Room

With solid wooden flooring, antique style radiator, wooden fireplace, recessed cupboards and shelving, open square archway through to kitchen/breakfast room.

### Kitchen/Breakfast Room

Which boasts a matching range of eye and base level units, extensive granite worksurface, matching upstand, glass splashback, extractor with light over the 4-ring gas hob, 1½ bowl stainless steel sink with mixer tap and hose attachment, concealed bin, dishwasher, space for fridge/freezer, high level electric oven, bi-fold doors out to the rear patio and garden, glazed atrium roof, bespoke tall radiator, side aspect double glazed window and breakfast bar.

## First Floor

### Family Bathroom

Comprising low flush WC with concealed cistern, wash hand basin set into a vanity unit, panelled bath with folding glazed shower screen, thermostatic shower with monsoon shower head and telephone shower attachment, water heated towel rail, part tiled walls, tiled flooring, downlighting and frosted rear aspect double glazed window.

### Bedroom 1

With front aspect bay window, antique style radiator, range of built-in wardrobes, drawers and shelving.

### Bedroom 2

With rear aspect double glazed window, antique style radiator and 2 built-in double wardrobes.

### Bedroom 3

With front aspect double glazed window, radiator and wooden wall panelling.

## Externally

To the front of the property the front garden is manly laid to level lawn and enclosed by mature hedgerows, holly trees and gated access from the side through a pillared gate and pathway leading to the rear garden. The side of the garden is enclosed by newly installed fencing.

The rear garden has an area of AstroTurf lawn, new planting, outside courtesy lighting, water feed, electric charging point and large area of limestone tiling and steps leading up to the garage building currently used as a gym.

### Garage/Gym

Being detached with obscured glazed sliding patio doors and gate lead out to from the garden to the driveway providing hard standing and off-road parking for 1 vehicle.



## Situation

St Catherines is located between The Tynning and Tynning End, a highly sought after spot within Widcombe, renowned for its exceptional views over the adjacent countryside, city of Bath and beyond towards Bristol.

Set on the mid-slopes above Widcombe it is also within only a few minutes of the city centre of Bath and the local village area of Widcombe providing a range of local shops, restaurants and wine bars, together with a doctors' surgery. It is conveniently placed for easy access to Bath Spa railway station.

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

World class sporting facilities are available at nearby Bath Rugby and Cricket Clubs and at Bath University and there are excellent hotel, spa and gym facilities at The Gainsborough, The Priory, The Royal Crescent and Combe Grove Manor Hotels.

St Catherines is perfectly placed for easy access to a triangle of good state and independent schools which include Widcombe Infants School, King Edwards, Prior Park College and The Paragon School on Prior Park Road, along with Monkton Combe, Beechen Cliff and Ralph Allen Schools.

The M4 Motorway junction 18 is 10 miles to the north and Bristol Airport is 18 miles to the west.

## Description

The property is approached via a pillared gate and driveway on Tynning End, with newly laid limestone paving leading to the front porch and the side access.

The house has been sympathetically extended to the side and rear and it sits in an elevated plot which has easily manageable gardens to the front and rear.

The covered entrance porch leads to the welcoming entrance hall where stairs rise to the upper floor and the hall splits to the main reception rooms and into the new extension where there is the study or ground floor bedroom, stylish shower room and utility room with a door to the rear garden. The bay-fronted sitting room is south facing and opens to the dining room and in turn the well-appointed kitchen. The kitchen has been fully upgraded and boasts bi-fold doors leading to the rear terrace and garden. There is also a playroom which completes the ground floor.

Upstairs there are three bedrooms and a refitted family bathroom.

Externally the gardens wrap around the house and are fully enclosed and secure. Steps rise from the rear garden to the original garage which is now used as a home gym but could easily be a studio as it is very light. The driveway and electric car charger are in front of the garage and has space for one car in addition to the residents parking scheme.

## General Information

Services: All main services are connected

Heating: Gas fired central heating.

Tenure: Freehold

Council Tax Band: E

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