

Bath Office
35 Brock Street, Bath BA1 2LN
T: (+44 (0)1225 333332
E: bath@cobbfarr.com

Bradford on Avon Office
37 Market Street, Bradford on Avon BA15 1LJ
T: (+44 (0)1225 866111
E: bradfordonavon@cobbfarr.com

cobbfarr.com

COBB
FARR

Bath & Bradford on Avon

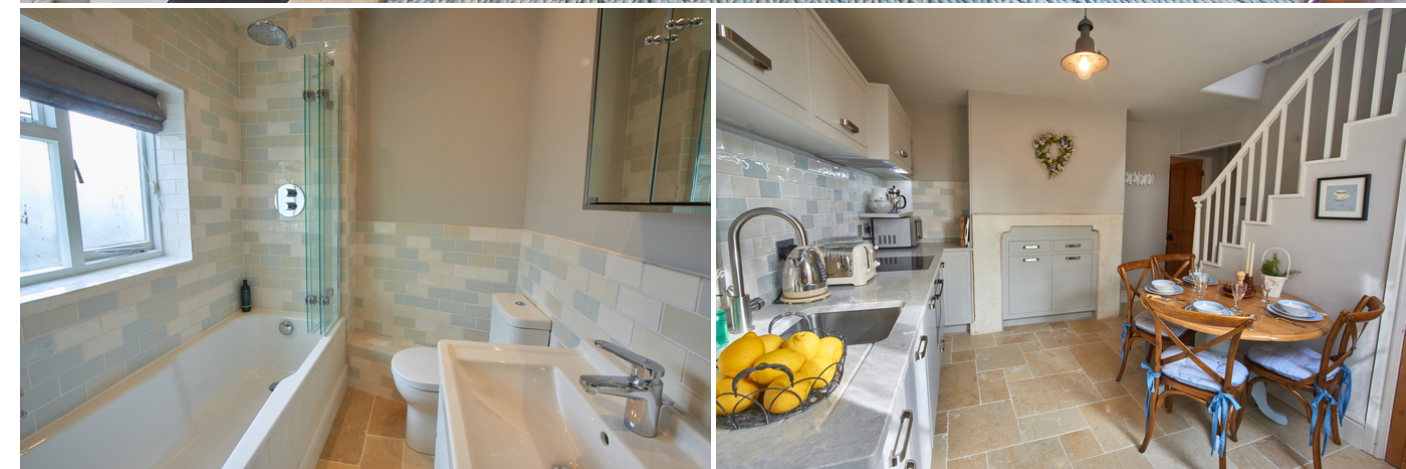
COBB
FARR

Bath & Bradford on Avon

Residential Sales



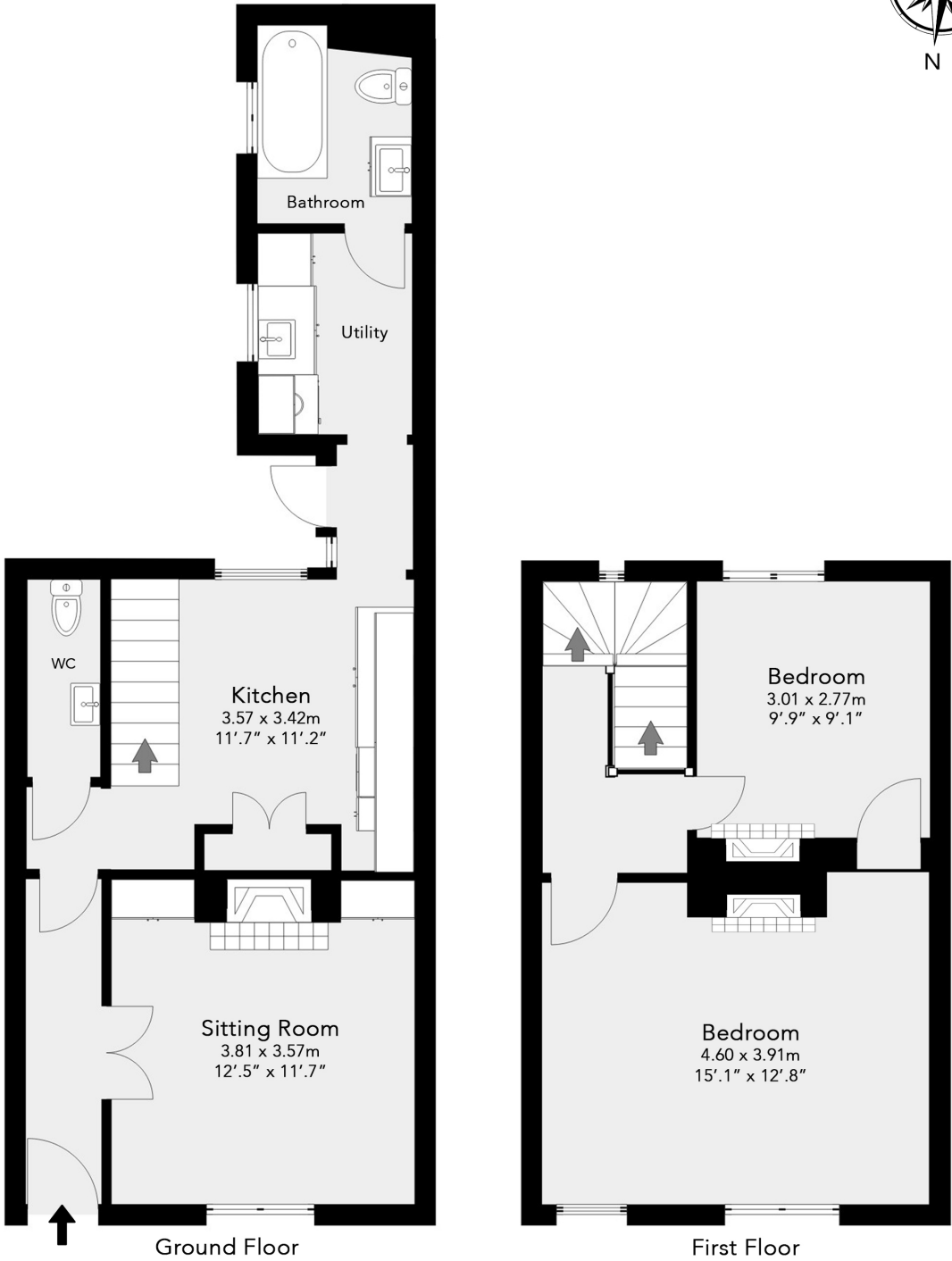
Lansdown, Bath



Floor Plan



2 St Stephens Place, Bath BA1 5PJ



Total Floor Area
(approx)
72.47 Sqm
780 Sqft

2 St Stephens Place
Bath
BA1 5PJ

A pretty Grade II-listed two-bedroom, period almshouse, one of a terrace of six, set in a picturesque location below St Stephens Church in Lansdown, only a few minutes from Bath city centre. Beautifully refurbished, it benefits from a pretty front garden and courtyard, and no onward chain.

Tenure: Leasehold

£465,000

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent

Situation

St Stephen’s Place is set in a quiet position on the preferred northern slopes of Bath. The city centre can be reached in less than 20 minutes on foot and St Stephens Place is perfectly positioned within easy access of a triangle of excellent state and independent school, including The Royal High and Kingswood Schools on Lansdown Road, and St Stephen’s Primary School on nearby Richmond Place, with King Edwards, Prior Park and Ralph Allen School also within easy reach.

The UNESCO World Heritage City of Bath offers a wonderful array of chain and independent retail outlets, many fine restaurants, cafés and wine bars, and a number of renowned cultural activities, including a world famous music and literary festival, the attractions at The Roman Baths and Pump Rooms, and many lovely museums and art galleries.

Both spectators and participants are catered for at world class sporting facilities such as Bath Rugby and Cricket Clubs, and Bath University; and Lansdown Tennis, Squash and Croquet Club is only a short walk away. In addition to the Thermae Bath Spa, with its rooftop pool, there are also five–star hotel and spa facilities at the Royal Crescent and Priory Hotels.

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

General Information

Services: All mains connected
Heating: Gas central heating
Tenure: Leasehold – 282 years remaining
Ground Rent: £0
Council Tax Band: D

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

A pretty Grade II–listed two–bedroom, period almshouse, one of a terrace of six, set in a picturesque location below St Stephens Church in Lansdown, only a few minutes from Bath city centre. Beautifully refurbished, it benefits from a pretty front garden and courtyard, and no onward chain.

The spacious main bedroom looks over gardens towards St. Stephen’s Church; the second bedroom can be made up as a single or twin–bedded room. The original features have been carefully preserved, but this charming house lives comfortably in the 21st century, with everything from a discreet utility area and Harvey Jones kitchen, to ultra–fast broadband. The eat–in kitchen can easily seat four or five people, and the private courtyard is perfect for enjoying morning coffee or an evening aperitif.

Accommodation

Ground Floor

With recessed lancet style door leading to the entrance hall.

Entrance Hall

With tiled flooring, stripped door leading to the kitchen, antique style radiator, high level cupboard housing the consumer units and double opening lancet style door through to the sitting room.

Sitting Room

With front aspect decorative mullion window, tiled flooring, double panelled radiator, central fireplace with inset cast iron grate, wooden surround, mantle and slate hearth, recessed shelving to one side with TV point and cupboard.

Kitchen/Dining Room

With stairs rising to the first floor, door leading to cloakroom, tiled flooring. The kitchen comprises Harvey Jones unit, granite work surface area, single bowl stainless steel sink and mixer tap, upstand, drainer, part tiled walls, low level Neff electric oven, Neff 4–ring induction hob, understairs storage cupboard, rear aspect decorative mullion window and archway through to the rear lobby.

Cloakroom

With low flush WC, wall mounted wash hand basin with mixer tap, tiled splash back, extractor fan, downlighting, water heated radiator and towel rail.

Rear Lobby

With stable style door, side aspect window overlooking the rear garden, tiled flooring and through to the utility room.

Utility Room

With side aspect glazed window, extractor fan, downlighting, tall cupboards, 7kg washer/dryer, built–in slimline dishwasher, cupboard housing the Worcester Bosch boiler, antique style radiator, and stripped wooden door leading through to the bathroom.

Bathroom

With low flush WC, wash hand basin with mixer tap set into a vanity cupboard, water heated radiator and towel rail, part tiled walls, shaver point, extractor fan, downlighting, panelled bath with thermostatic shower, monsoon shower head, folding glazed shower screen and side aspect glazed window.

First Floor

Landing

With rear aspect lancet window and ladder access to the rear loft.

Bedroom 1

Spacious double bedroom, with integral ladder access to the front loft, offering useful storage space, three front aspect stone mullion windows, antique style radiators and feature fireplace with wooden surround and painted stone mantelpiece.

Bedroom 2

With rear aspect leaded light stone mullion window, antique style radiator, feature cast iron fireplace with wooden surround and mantelpiece and built–in single wardrobe.

Externally

Gravel front path leading up to all six cottages and front garden, laid to lawn, with sheltered seating area and mature planting. Small area of shingled patio to the front of the property with the gas meter.

The rear courtyard is enclosed by stone walling and bamboo fencing. Outside courtesy lighting, water feed, ideal for alfresco dining, with southerly aspect.

