



25 Richmond Place

Bath

BA1 5PZ

A beautiful 4 bedroom 3 storey Grade II listed Georgian artisan cottage with a wonderful garden and sun terrace, located in a hugely sought after residential position on Bath's northern slopes.

Tenure: Freehold

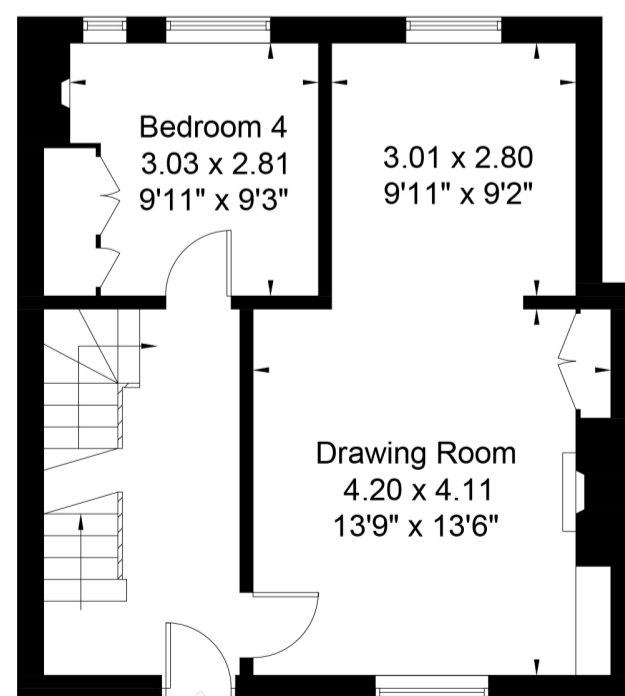
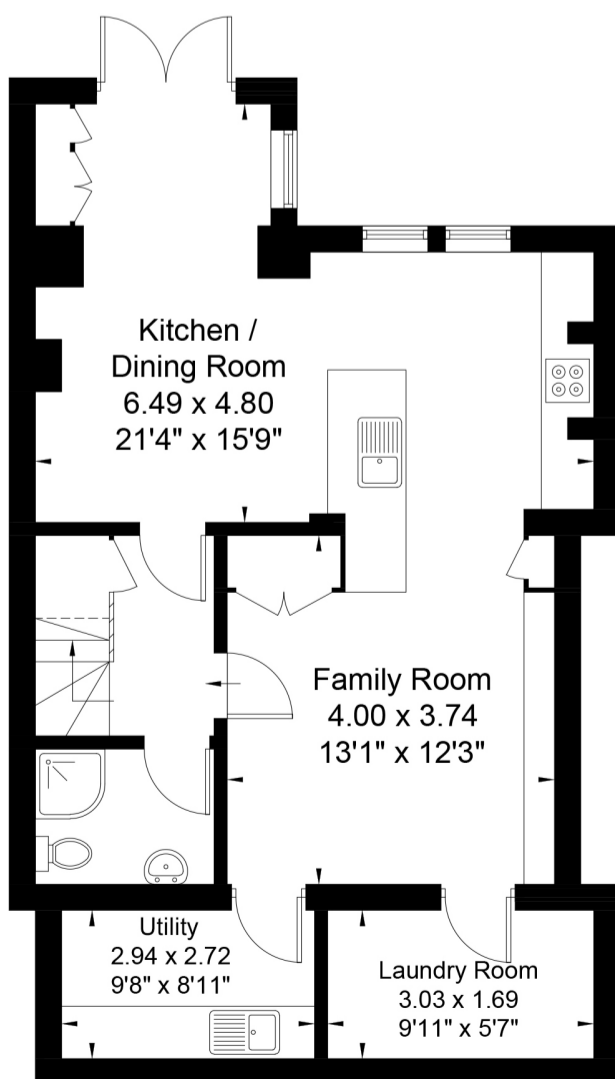
£1,200,000

Property Features

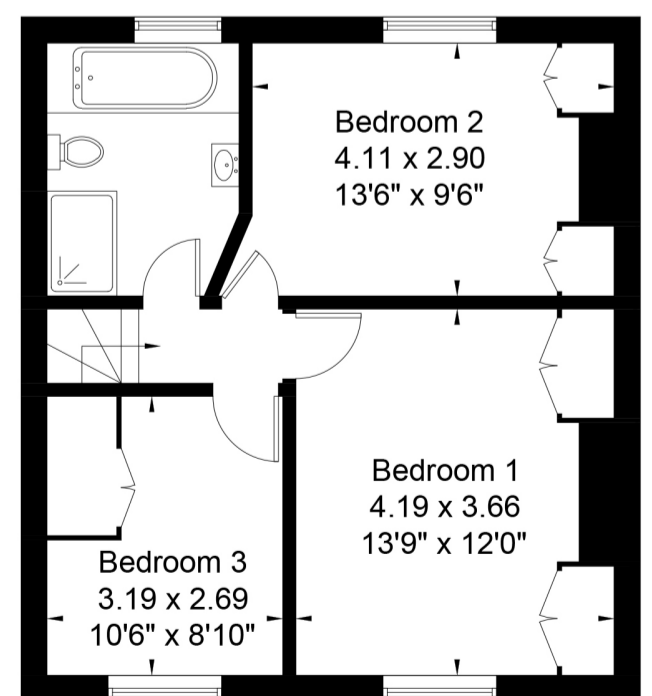
- 4 bedrooms
- 2 bathrooms
- Formal drawing room
- Snug/family room
- Vaulted utility room and store
- Well-appointed kitchen
- Dining room
- Lovely garden and sun terrace
- Leaded south facing Veranda
- Sought after location

25 Richmond Place, Bath, BA1 5PZ

Approximate Gross Internal Area = 154.1 sq m / 1658 sq ft



Ground Floor



First Floor

Basement

Accommodation

Ground Floor

Entrance Hall

With fitted carpets, dado rail, radiator, cupboard housing utilities, stairs that rise to first floor and stairs that lead to lower ground floor.

Drawing Room

With fitted carpets, sash window to front aspect, period fireplace with slate hearth, recessed shelves and cupboard to right, recessed cupboards to left and radiator.

Withdrawing Area

With fitted carpet and sash window to rear aspect.

Bedroom 4

With fitted carpet, sash window to rear aspect, radiator under, casement window, fireplace and surround and fitted cupboards.

Stairs with fitted carpets rise to first floor landing.

First Floor

Landing

With fitted carpets and recessed ceiling spotlights.

Bedroom 1

With fitted carpets, sash window to front aspect, two built-in wardrobes and radiator.

Bedroom 2

With fitted carpet, sash window to rear aspect, two fitted wardrobes and radiator.

Bedroom 3

With fitted carpet, sash window to rear aspect and recess ceiling spotlights.

Bathroom

With ceramic tiled flooring, fully ceramic tiled walls, fitted bath with fully tiled surround, handheld shower attachment, sash window to rear aspect, basin set into large rectangular drawered vanity unit with mounted mirror over, large fully tiled and glazed shower unit with rain shower and handheld shower, concealed cistern WC, wall mounted heated towel rail, loft access and recessed ceiling spotlights.

Stairs with fitted carpet and handrail lead down to lower ground floor.

Lower Ground Floor

Hallway

with solid wood flooring, large under stairs storage cupboard, wall mounted coat hooks and recess ceiling spotlights.

Shower Room

With fully tiled flooring and walls, rectangular basin set to vanity cupboard unit, fully glazed corner shower unit, pedestal WC, extractor fan, recessed ceiling spotlights and wall mounted heated towel rail.

From the hallway there is a glazed door leads to the dining area and step down to the open plan kitchen.

Dining Area

With solid wood flooring, a range of floating recessed shelves, built-in cupboards, sash window to side aspect and glazed doors to terrace.

Kitchen

With solid wood flooring, two sash windows to rear aspect, large central island with recess stainless steel sink, stainless steel swan neck mixer tap, integrated Siemens dishwasher and fridge/freezer, range of floor and wall mounted units, cupboards and drawers with integrated Neff combination oven, three door white AGA, ceiling down lighters and walk through to the snug.

Family Room

With solid wood flooring, further range of built-in units and bespoke bookshelves, recessed ceiling spotlights, wall mounted radiator and door through to large vaulted utility area.

Vaulted Utility Room

With quarry tiled flooring, space and plumbing for washing machine and fridge, range of base units, porcelain sink, drainer and extractor fan.

Further door through to a large storage unit vault.

Vault

With space for tumble dryer and extractor fan.

Externally

Accessed from the dining area there is a very pretty paved and sheltered sun terrace that spans the width of the property to the rear with steps down to a beautiful 3 terraced lawned and walled mature garden with a wealth of mature shrubs and trees and well-tended borders.

To the front there is gated access to a pretty par terre walled garden.



Situation

Richmond Place is a highly prized terrace of 56 Grade II listed Georgian properties, formerly the homes for the workers who built the Royal Crescent and considered to be the longest terrace of period properties in the UK.

This attractive terrace is located on Bath's highly sought after northern slopes and is particularly well placed for easy access into Bath city centre, many excellent state and independent schools and the M4 Motorway

The UNESCO World Heritage City of Bath is within easy walking distance and offers a wonderful array of chain and independent shopping outlets, many fine restaurants, cafes and wine bars along with a number of well-respected cultural activities which include a world-famous international music and literary festival, a selection of museums and art galleries, the attractions at The Pump Rooms and Roman Baths and many pre-London shows at The Theatre Royal.

World class sporting facilities are available at Bath Rugby and Cricket Clubs and at Bath University and there is an excellent local tennis club in Lansdown.

The property is particularly well placed for easy access to a triangle of excellent state and independent schools which include St Stephen's Primary School which is on the doorstep along with The Royal High and Kingswood Schools on Lansdown Road, all of which are within easy walking distance.

Communications include a direct line to London Paddington, Bristol and South Wales from Bath Spa Railway Station. The M4 motorway is approximately 6 miles to the north and Bristol Airport is 18 miles to the west.

Description

25 Richmond Place is a particularly attractive and well-appointed 3 storey Grade II listed Georgian artisan cottage, one of 56 in this highly sought after terrace overlooking Richmond Green.

This beautiful property is approached via a wooden gate into a pretty par terre walled garden, an attractive south facing leaded veranda spans the width of the property to the front.

The ground floor accommodation comprises a beautiful double aspect formal drawing room with a period fireplace and a withdrawing area. To the rear there is an office/bedroom 4. On the first floor there are 3 lovely bedrooms, with plenty of built in storage and a large family bath and shower room. Beautiful views overlooking Solsbury Hill can be enjoyed from the bedrooms to the rear.

At garden level there is a charming well fitted open plan kitchen built around a central island along with an open plan dining room, which leads to the rear sun terrace and a cosy snug/family room. In addition, there is a vaulted utility room, store and shower room.

Externally to the rear, accessed from the dining area there is a pretty paved sun terrace that spans the width of the property which leads to 2 beautiful level lawned terraces with mature borders and a wealth of established plants and trees.

General Information

Services: All mains services are connected

Heating: Gas fired central heating

Tenure: Freehold

Council Tax Band: E

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