



# 103 High Street Weston Bath BA1 4DQ

An unusually versatile house set in the heart of Weston village close to all the amenities. It is offered either as a 4 bedroom single property or a 3 bedroom house with wonderful garden a separate studio flat (currently rented at £1050+ pcm through 2024) No onward chain

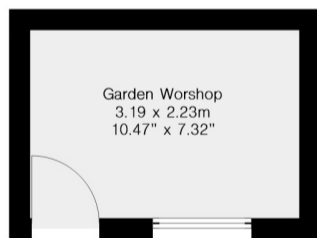
## Property Features

- 3/4 bedrooms
- 2 reception rooms
- Separate rented studio flat below
- Super garden on two levels
- Stone out building
- No onward chain

Tenure: Freehold

**£675,000**

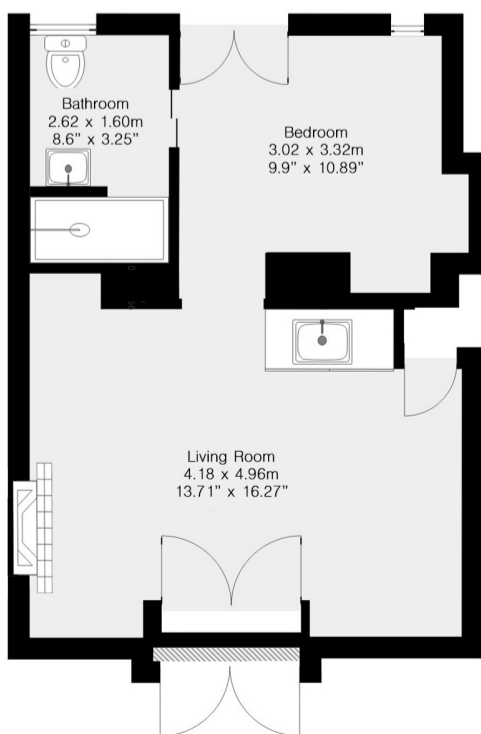
103 High Street  
Upper Weston  
BA1 4DQ



Garden Workshop



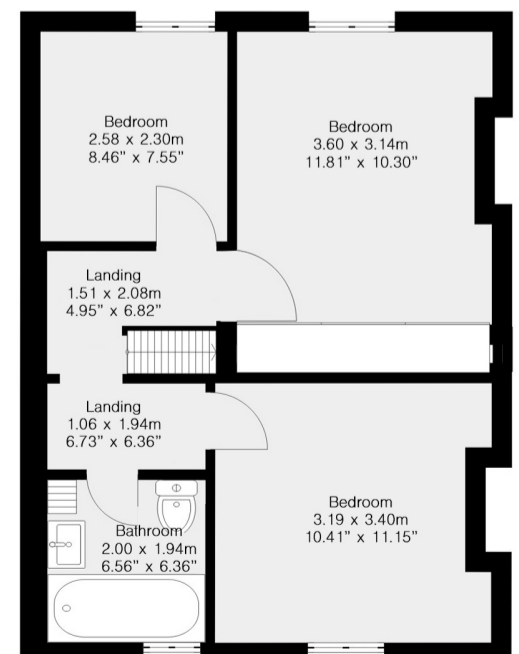
Basement Flat  
Area 31.1 m2 ...334.76 ft2



Ground Floor  
Area 51.2 m2...551.11 ft2



First Floor  
Area 36.3 m2...390.73 ft2



Total Area 156.91 m2 .... 1688.96 ft2

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

# Accommodation

## Ground Floor

### Entrance Porch

With mono pitched roof glazed to 3 sides, tiled flooring, part glazed wooden door leading to the inner front door.

### Hallway

With stairs rising to first floor landing, glazed double doors leading through to the sitting room and a further door through to the kitchen.

### Sitting Room

With painted wooden floorboards, 2 front aspect Georgian sash windows with secondary glazing, double panelled radiators, feature fireplace with inset wood burning stove, recessed shelving and cupboards either side.

### Dining Room

With painted exposed wooden floorboards, rear aspect Georgian sash window with secondary double glazing, Bath stone fireplace with inset wood burning stove, shelving either side into the recesses, window seat, wooden worksurfaces with alloy fronted self-closed drawer below and an inset miniature Belfast sink with mixer tap, door leads through to the staircase and the studio apartment below and door through to utility room.

### Utility Room

With side aspect wooden framed windows, worksurface areas incorporating single bowl Belfast sink with mixer tap, space and plumbing for washing machine and dishwasher, exposed wooden flooring, space for tumble dryer, space for upright fridge freezer and glazed double doors lead out onto the patio.

## First Floor

### Landing

With doors to all rooms.

### Bathroom

Comprising low flush WC with concealed cistern, wall mounted wash hand basin with hot and cold taps, bath with hot and cold taps, wall mounted thermostatic shower with chrome riser, water heated towel rail, rear aspect part obscured glazed sash window. Part tiled walls, wooden flooring, shaver point, extractor fan and downlighting.

### Bedroom 1

With Georgian sash window, tall radiator and wall lights.

### Bedroom 2

With front aspect Georgian sash window with secondary glazing, double panelled radiator and a range of 3 double built in wardrobes.

### Bedroom 3

With front aspect secondary glazed Georgian sash window, downlighting and access to the loft.

## Lower Ground Floor

### Studio Apartment

Coach house doors leading to a porch.

With double glazed wooden doors leading to the studio apartment.

### Sitting Room

With stone fireplace, double panelled radiator.

### Dining Area

Opens up to the kitchen.

### Kitchen Area

With wooden worksurface, single inset stainless-steel sink with mixer tap, various gloss fronted cupboards below, low level built in fridge/freezer. An open archway leads through to the bedroom area.

### Bedroom Area

With recessed hanging space, shelving, arched doors lead out to the lower courtyard and a sliding door through to the shower room.

### Shower Room

Comprising low flush WC, wall mounted wash hand basin, shaver point, extractor fan, downlighting, part tiled walls, walk in double shower cubicle, concealed boiler and part obscured glaze window.

## Externally

To the front there is a shingled area, retaining iron work, path to front door, steps up from the pavement to the pathway.

From the utility room there is an area slabbed patio with wisteria, roses and hyacinth flower borders which continues onto a broken slate area with seating and a path to the stone outbuilding. The stone outbuilding has a mono pitched roof, power, lights and water feed, ideal for a work from home space.

From the patio area there are steps leading up to a secondary garden level which is mainly laid to slate with a shingle path and raised vegetable beds, there is also a decking area from which there are views of roof tops and the rolling hills beyond. The garden enjoys a right of way over the neighbouring pathway for pedestrian access.

Steps lead down to a lower courtyard which serves as a garden and outdoor space for the studio apartment below with storage vaults, outside water feed and space and plumbing for washing machine.



## Situation

This most attractive Georgian Grade II listed house is located close the centre of Weston Village which provides a full range of local amenities to include a selection of retail shops, a supermarket, chemist and public house. It is also within 10 minutes' drive of Bath city centre.

Bath offers a wonderful array of independent and chain retail outlets, many fine restaurants, cafes and wine bars and a wealth of cultural activities which include a world renowned music and literary festival, the newly refurbished One Royal Crescent and Holburne Museums and The Theatre Royal which offers many pre-London shows. World class sporting facilities are available at Bath Rugby and Cricket Clubs and at Bath Spa University along with a spa, gym and Michelin star restaurant at the nearby Priory Hotel.

The property is also conveniently located for two excellent primary schools nearby, King Edwards nursery and pre prep together with the Royal High junior and to the Oldfield Secondary School.

It also in an excellent location for easy access to the Royal United Hospital and for access to the M4 motorway, Junction 18 approximately 10 miles to the north of the City.

## Description

103 high Street is set mainly above the road level with steps rising from the pavement to the pretty entrance porch which offers ample space for coats, boots, plants etc. From there, the entrance hall has the stairs to the first floor and double doors to the front aspect sitting room.

The sitting room boasts a handsome fireplace with inset wood burning stove, and Georgian sash windows which are mirrored in the dining area set to the rear of the building. The dining room is semi open plan to the kitchen and leads to the long utility room and in turn the garden.

Upstairs there are 3 well-proportioned bedrooms and a modern bathroom overlooking the rear of the house.

Externally the main two levels of garden are accessed at the kitchen level and have well stocked borders and flowering plants along with a stone out building ideal for a store or potentially a work from home office, The upper level of the garden had raised vegetable beds and a decked seating area to take in the hilltop view.

Below the house is a studio apartment - currently rented until 14th December 2024 at £1050pcm with a 6 month break clause. It has its own access from the road via coach house style doors and can be accessed also by an internal staircase off the kitchen with lockable doors. A small lower courtyard is located at the back of the studio flat along with some storage vaults.

## General Information

Services: All mains services are connected

Heating: Full gas fired central heating

Tenure: Freehold

Council Tax: C

EPC Rating: D

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