

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](http://cobbfarr.com)

**COBB  
FARR**

Bath & Bradford on Avon

**COBB  
FARR**

Bath & Bradford on Avon

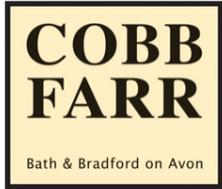
Residential Sales



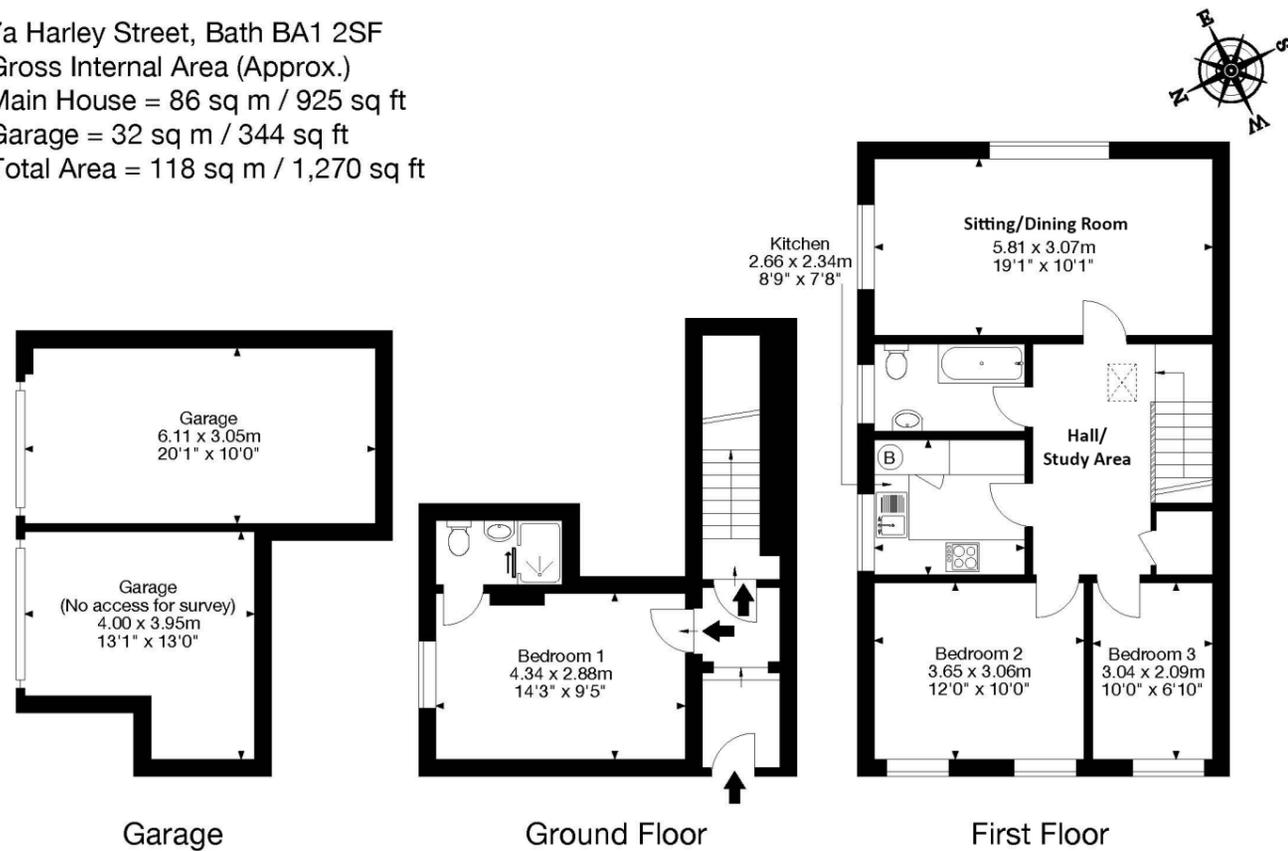
Harley Street, Bath, BA1



# Floor Plan



7a Harley Street, Bath BA1 2SF  
 Gross Internal Area (Approx.)  
 Main House = 86 sq m / 925 sq ft  
 Garage = 32 sq m / 344 sq ft  
 Total Area = 118 sq m / 1,270 sq ft



Capture Property Marketing 2024. Drawn to RICS guidelines. Not drawn to scale. Plan is for illustration purposes only. All features, door openings, and window locations are approximate. All measurements and areas are approximate and should not be relied on as a statement of fact.

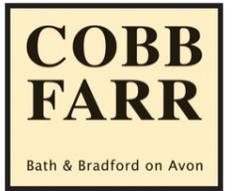
**Capture.**

## Harley Street Bath BA1 2SF

Set in central Bath this immaculately presented, freehold coach house offers 3 bedrooms in total and currently run as a highly successful holiday let with two integral garages. The flexible accommodation lends itself to family living or rental investment.

Tenure: Freehold

**£570,000**



## Situation

Harley Street is positioned conveniently close to the city centre (less than a 10-minute walk) just to the rear of the Royal Crescent, adjacent to St James Square and within striking distance of Royal Victoria Park, The Approach Golf Course and The Botanical Gardens. Nearby on Julian Road and St James Square there are several excellent local amenities which include a national chain supermarket, a doctors and dental practice, a chemist, an organic greengrocer, a convenience store, hairdressers and a public house.

The UNESCO World Heritage City of Bath 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 include the attractions at The Roman Baths and Pump Rooms, a world-famous international music and literary festival and many pre-London shows at The Theatre Royal.

There are several good state and independent schools within easy reach which include St Andrews Primary School on Julian Road and Secondary schools at King Edward VII, St Stephens, Kingswood and The Royal High School in Lansdown.

World Class Sporting facilities are available at Bath Rugby and Cricket Clubs and at Bath University and there are excellent hotel, gym and spa facilities at the Royal Crescent and Priory Hotels.

Communications include a direct line to London Paddington (1 hour 16 mins), Bristol (15 mins) and South Wales (50 mins) from Bath Spa Railway Station. The M4 Motorway is 8 miles to the north via the A46 and Bristol Airport is 18 miles to the west.

---

## General Information

Services: All mains services connected

Heating: Gas central heating

Tenure: Freehold

Council Tax Band: C

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

Set in central Bath, 7a Harley Street is just a couple of minutes' walk from the Royal Crescent, the 57 acres of Royal Victoria Park and The Cotswold Way. This immaculately presented, freehold Coach House is an end of terrace, and offers a beautiful family home, set in a peaceful location, within a 10-minute walk of the City Centre. Comprising 3 double bedrooms (or 2 Bedrooms and a home office/self-contained bedroom with ensuite) together with a spacious Lounge (with far reaching views over the City), and a Kitchen and family Bathroom on the upper floor. Currently run as a highly successful holiday let with excellent parking facilities (2 integral garages), this flexible accommodation lends itself to family living or rental investment.

The front door leads to a contained hallway from which the large ground floor bedroom/home office is accessed, with a side aspect window and ensuite facilities. This room can be incorporated in the house or let separately as a small self-contained holiday let.

The upper floor provides a light and airy space with a generous landing dining/study space, two further double bedrooms, a family bathroom, a kitchen with integrated appliances and a near 20' living room with views over the city.

Accessed externally, there are two garages which complete the ground floor space.

Agents note:

There is lapsed Planning Permission to extend the property with another floor above and to convert one or both of the garages, into additional ground floor living space (see images).

## Accommodation

### Ground Floor

The front door opens into an entrance hall with stairs to the first floor and access to the large ground floor en-suite bedroom/home office.

#### Ground Floor Bedroom/ Home Office

Large double room with double panelled radiator, side aspect part frosted Georgian style window and door through to en-suite shower room.

#### En-Suite Shower Room

Comprising low flush WC, wash hand basin set on vanity cupboard, tiled splashback, walk-in double shower cubicle with sliding door screen, wall mounted thermostatic shower with chrome riser, part tiled walls, extractor fan, vinyl flooring and water heated towel rail.

Stairs rise to the upper floor.

### First Floor

#### Landing

Which is currently laid out as a breakfast bar/dining area, contains a storage cupboard, Velux window, wooden effect flooring and doors which lead to the sitting room, kitchen, 2 bedrooms and family bathroom.

#### Sitting Room

Lounge area with dual aspect to side and rear providing plenty of natural light, electric panelled heater, 2 radiators, and dining area for 6 persons.

#### Bathroom

Comprising low flush WC, pedestal wash hand basin with mixer tap and tiled splashback, water heated towel rail, bath with mixer tap, telephone attachment and monsoon shower attachment, part tiled walls and side aspect part frosted Georgian double-glazed window.

#### Bedroom 1

Double room with front aspect 2 Georgian sash windows, single panelled radiator and space for freestanding wardrobe.

#### Bedroom 2

Double room with front aspect sash window and single radiator and space for free standing wardrobe or dresser.

#### Kitchen

With wood effect flooring, matching eye and base level units, roll top worksurface areas incorporating 4 ring halogen hob, single stainless steel sink with mixer tap and drainer, extractor with light over the hob, electric oven below, space and plumbing for dishwasher, space for low level fridge/freezer and washing machine, part tiled walls, side aspect Georgina style window and a handy storage cupboard housing the boiler.

## Externally

There are 2 garages which are accessed via the side of the property and located on the ground floor.