



# Nicholls Cottage

## Belvedere

### Bath

### BA1 2RE

A uniquely charming and unexpected double fronted 2/3 bedroom period cottage, with a beautiful enclosed walled courtyard garden, located in a quiet tucked away pedestrian only corner on Bath’s sought after lower Lansdown slopes, within 5 minutes–walk of the city centre.

Tenure: undefined

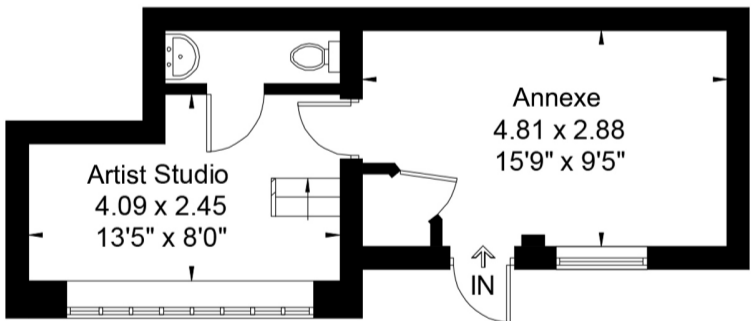
£775,000

#### Property Features

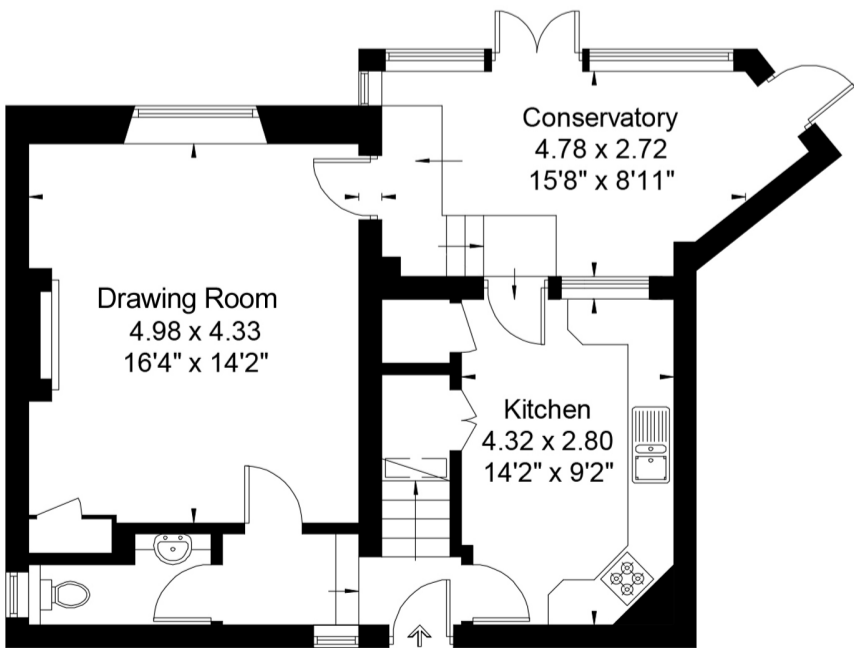
- 2 en–suite bedrooms
- Dining conservatory
- Impressive formal drawing room
- Well fitted kitchen
- Beautiful 3 tier south facing enclosed and walled courtyard garden
- Separate studio/annexe
- Wealth of period detail
- 5 minutes–walk to Bath city centre
- Quiet pedestrian only street
- Comprehensively refurbished accommodation

## Nicholl’s Court, Nicholl’s Place, Bath, BA1 2RE

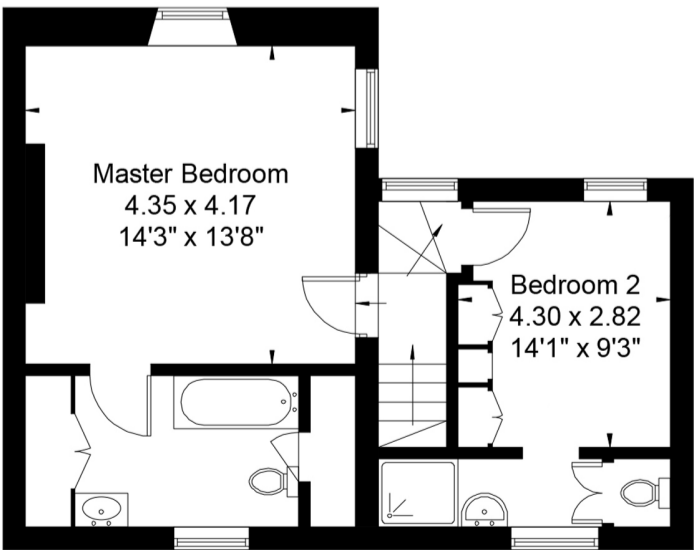
Approximate Gross Internal Area = 105.8 sq m / 1139 sq ft  
Studio = 25.4 sq m / 273 sq ft  
Total = 131.2 sq m / 1412 sq ft



Studio



Ground Floor



First Floor



# Accommodation

## Ground Floor

### Entrance Hall

With recessed coir matting, feature circular window to front aspect, stairs that rise to first floor, door to kitchen and steps that lead down to inner lobby.

### Inner Lobby

With wooden flooring, wall mounted marble shelf and door through to guest cloak room.

### Guest Cloakroom

With concealed cistern WC and display shelf over, feature circular window to side aspect, basin set into vanity unit with display shelf, recessed ceiling spotlights and radiator.

Door through to formal drawing room:

### Drawing Room

With fitted carpet, feature window with deep sill to courtyard aspect with radiator under, working period fireplace with Bath stone surround and recesses to either side, wall mounted picture light and glazed door though to dining conservatory.

### Kitchen

With ceramic tiled flooring, a comprehensive range of floor and wall mounted limed oak units with Oak work surfaces, fully tiled splashback, free standing Belling cooker with 4 ring gas hob and electric double oven, integrated fridge, space and plumbing for dishwasher, Belfast sink with chrome swan neck mixer tap, recessed ceiling spotlights, fitted Welsh dresser, radiator, casement window to conservatory aspect and glazed door to garden. Large utility cupboard with space and plumbing for washing machine with fitted shelves, large airing cupboard and steps down to dining room/ conservatory.

### Dining Room/Conservatory

With original flag stone flooring, floor to ceiling, wall to wall windows and glazed ceiling, double door and single door through to courtyard.

## First Floor

### Landing

With casement window with deep sill to garden aspect.

### Master Bedroom

With fitted carpet, fitted bookshelves, loft access, 2 recesses, sash window with working shutters to rear aspect with radiator under and further sash window to side aspect and door through to en-suite bathroom.

### En-Suite Bathroom

With large, fitted wardrobe, cupboard housing the combination boiler, panelled bath with telephone style shower attachment, wall mounted mirror, basin set into vanity unit with display shelf, tiled splash back and fitted mirror, concealed cistern WC, fully tiled surround, wall mounted ladder effect heated towel rail, cupboard housing boiler, recessed ceiling spotlights, sash window to front aspect with display shelf and radiator under.

Further stairs rise to second guest bedroom.

### Guest Bedroom

With wooden flooring, sash window to rear aspect with radiator under, double fitted wardrobes and dressing table with recessed shelving, loft access and walkway through to en-suite shower area.

### En-Suite Shower Area

With a new fully tiled and glazed shower unit with wall mounted and handheld shower over, basin set into cupboard vanity unit with wall mounted mirror over, pedestal WC, recessed ceiling spotlights, sash window to front aspect with display shelf and radiator under.

## Externally

Accessed from the dining conservatory there is pretty paved, three tier Mediterranean style enclosed, walled courtyard garden with a wealth of mature shrubs and trees and access to an independent annexe/artist studio. In addition, there is a small garden shed in the garden.

### Annexe

With casement window to front aspect with radiator under, ceiling spotlight track and glazed door through to studio.

### Artist Studio

With wooden floorboards, wall to wall windows with window seat, built in wardrobes, radiator, wall mounted up lighting, mezzanine level storage area and door through to cloak room.

### Cloakroom

With space and plumbing to install WC and shower.



## Situation

Nicholls Place is a quiet pedestrian only location, tucked away in a quiet corner just off Lansdown Road, opposite Hedgemoor Park and Gardens and conveniently within 5 minutes' walk of Bath city centre.

The World Heritage City of Bath, which is on the doorstep, offers a wonderful array of chain and independent shopping, an excellent selection of fine restaurants, cafes and wine bars and many well-respected cultural activities which include an international music and literary festival, the newly refurbished One Royal Crescent and Holburne Museums, The Roman Baths and Pump Rooms and many pre-London shows at The Theatre Royal.

World Class Sporting facilities are nearby at Bath Rugby and Cricket Clubs and at Bath University, along with an excellent local tennis and boules club.

The property is also within easy reach of a triangle of very good state and independent schools which include St Stephens C of E Primary School, St Andrews School, The Royal High and Kingswood Schools.

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

## Description

Nicholls Cottage is a uniquely charming and unexpected double fronted period cottage, positioned in a quiet tucked away pedestrian corner on Bath's sought after lower Lansdown Slopes, in between St Marys Church and Belvedere, a landmark elegant terrace of Georgian townhouses located in a fine elevated position opposite Hedgemoor Park.

The elegantly presented accommodation, which retains a wealth of period detail is entered into a pretty hallway with steps that lead down to a guest cloak room and through to the impressive formal drawing room which has a handsome period fireplace and a new double glazed feature picture window with a fine aspect overlooking into the garden. The drawing room leads through to an attractive dining conservatory with steps that lead up to the well-equipped kitchen/breakfast room.

The first-floor accommodation comprises a beautiful master bedroom suite with an en-suite bathroom and dressing area along with a further guest bedroom and en-suite shower room.

Externally accessed from the dining conservatory, with a view over-looking the nearby church there is a 'Mediterranean' style enclosed, well-stocked walled courtyard garden which is divided into three charming terraced 'rooms' and has been enhanced by a professional landscape gardener.

In addition, and significantly there is an attractive external annexe/artist's studio which offers much opportunity to create further accommodation, a work at home office or gym. The studio has recently been re-roofed, and damp proofed and has the added benefit of newly fitted bespoke wardrobes and shelving. There is also the facility to install a kitchenette, plumbing and bathroom if required.

## General Information

Services: All mains services are connected  
Heating: Full gas fired central heating  
Tenure: Freehold  
Council Tax Band: E

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.

