

# 9 CALTON ROAD

BATH



savills









# 9 CALTON ROAD

BATH, BA2 4PP

A SUPERB DETACHED VICTORIAN  
HOUSE WITH PARKING JUST OUTSIDE  
THE CITY CENTRE IN WIDCOMBE.

Entrance Hall • Drawing Room • Kitchen/Breakfast Room  
Conservatory • Utility Room • Shower Room/WC

5 Bedrooms (2 en suite) • Family Bathroom

OUTSIDE  
Parking • Gardens

EPC RATING = D

## DESCRIPTION

9 Calton Road is a superb detached Victorian house situated on the southern slopes of Bath. The property is constructed of part stone, part rendered elevations under a tiled roof, and has been subject to a significant programme of refurbishment in recent years. All improvements have been implemented with considerable style and attention to detail. Contemporary decoration and designer fittings sit well alongside period features.

The accommodation is well planned and arranged over three floors. On the ground floor is a fine drawing room with wooden floors and a fireplace with wood burning stove. A bay window affords views from an elevated position over the city. Of particular note is the kitchen/dining room, fitted with stylish bespoke furnishings. Bi-folding doors open into the sunny, south-facing rear courtyard. A conservatory with panoramic views of Bath and the surrounds, utility room and shower room complete the ground floor accommodation.

On the first and second floor are five well-proportioned bedrooms (two en suite) with three beautifully appointed bath/shower rooms. From the northern elevation there are superb views over the city and surrounding countryside.









## OUTSIDE

There are gardens to the front and rear as well as off-street parking for up to three vehicles.

## SITUATION

Calton Road is set in an elevated position, ideally located for Bath Spa Station with local amenities available in Widcombe which include a gastro pub, a convenience store and news agents, public house, supermarket and a doctors and dental practice.

Bath is famed for its Georgian architecture and Roman heritage and provides an extensive range of business, entertainment and cultural facilities along with two universities. There are well regarded schools in both the state and independent sectors and a mainline rail link to London Paddington (journey time approx 90 mins) and Bristol Temple Meads (journey time approx 15 mins). Junction 18 of the M4 motorway is about 11 miles to the north and Bristol International airport is about 19 miles to the west.

## GENERAL REMARKS & STIPULATIONS

## TENURE

Freehold.

## SERVICES

All mains services are connected.

In accordance with Consumer Protection from Unfair Trading Regulations (CPRs) and the Business Protection from Misleading Marketing Regulations (BPRs), please note that the working condition of any of the services or kitchen appliances have not been checked by the agents but at the time of taking particulars we were informed they were all in working order.

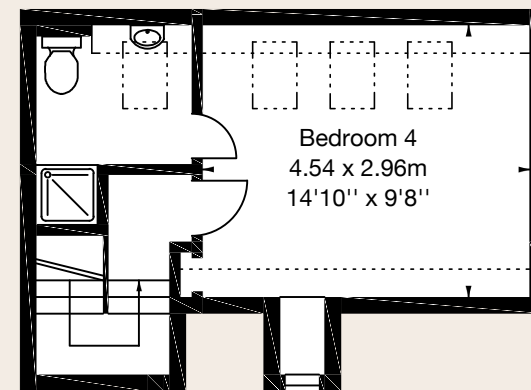
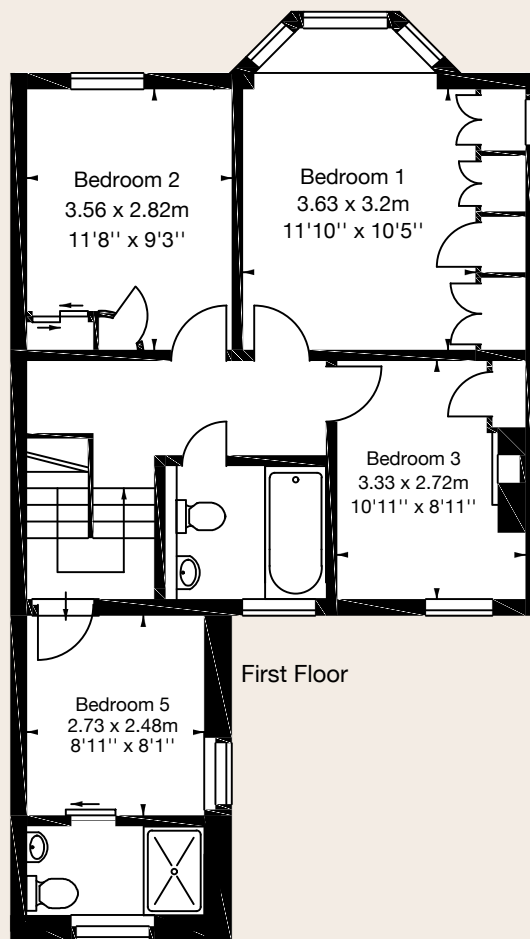
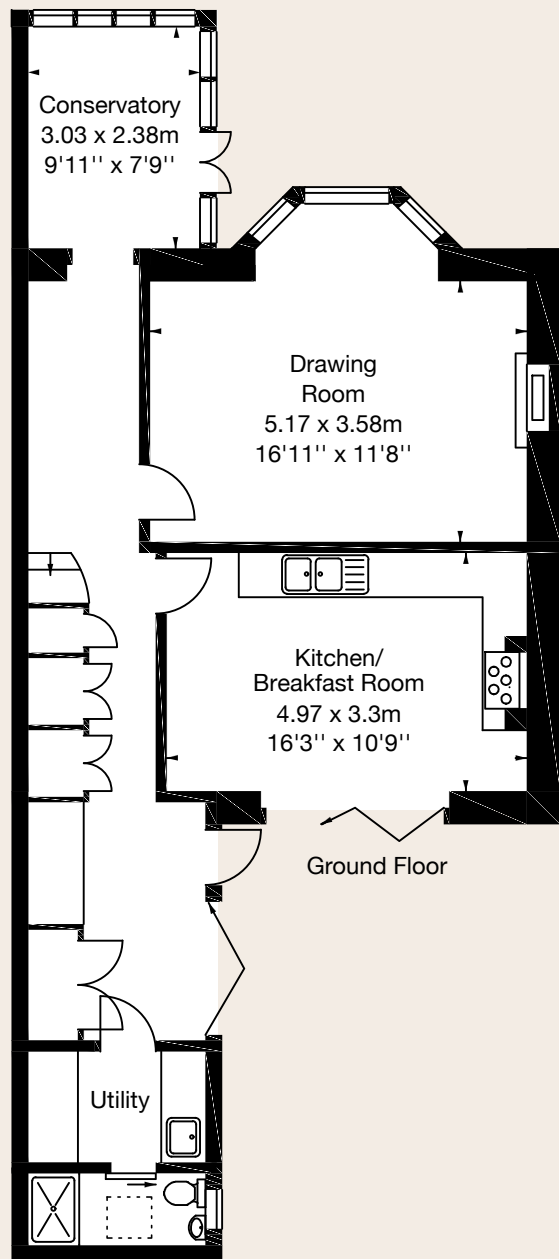
## LOCAL AUTHORITY

Bath & North East Somerset Council:  
Tel: 01225 477000 or [www.bathnes.gov.uk](http://www.bathnes.gov.uk).

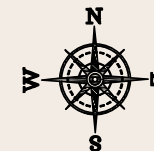
## VIEWINGS

Strictly by appointment with Savills.





9 Calton Road,  
Bath, BA2 4PP  
Approx. Gross Internal Area  
1746 Sq Ft - 162 Sq M





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