



Beautifully presented former coach house

Stable Cottage, 10 Gloucester Road, Bath, BA1 7AR

Freehold





Extended and refurbished to meticulous standards •
Superb location on the outskirts of the city • Good
access to local amenities • Landscaped gardens and
driveway parking • EPC rating = C

About Stable Cottage

Formerly the coach house to the adjacent property and dating back to Georgian times, Stable Cottage has been the subject of a tasteful and dramatic transformation in the last decade. The quality of fittings, workmanship and attention to detail is exemplary with the clever and well-planned layout being of particular note.

The property is entered into an entrance porch with terracotta flooring which leads through to the main reception hall. The kitchen/dining room has an excellent range of base and wall units with a large island. Bi-fold doors lead out to the garden. In addition on the ground floor is a home office or dining room, the third bedroom and a terrific garden room. On a practical note is the utility room and adjacent cloakroom.

The first floor offers a spacious triple aspect sitting room. The master bedroom has its own balcony and an en suite shower room. There is a further double bedroom and a family bathroom.

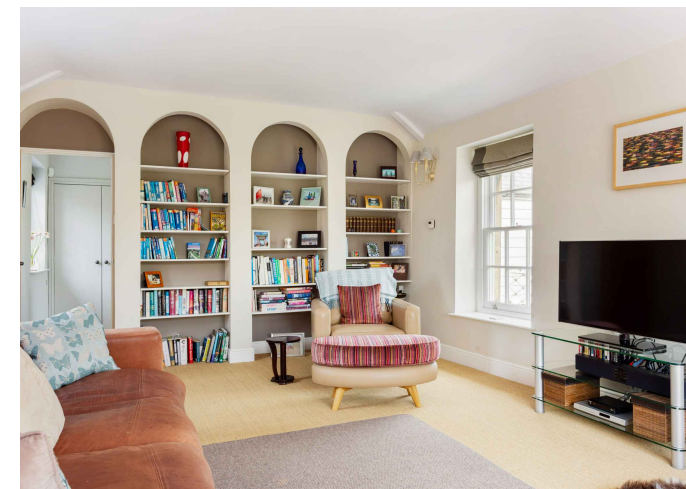
Outside

There is a delightful landscaped garden with pretty ornamental pond and paved sun terrace, all taking full

advantage of the southerly and westerly aspects. There is also a kitchen garden/ vegetable patch. Approached via electric double gates, a gravelled driveway leads to a block paved hardstanding providing ample secure parking.

Local information

Set on the edge of Bath, Gloucester Road is a superb location on the outskirts of the city with good access to local amenities at Larkhall, neighbouring countryside and access to the M4. The city centre of Bath provides a full range of retail outlets together with many amenities including an excellent selection of restaurants, Bath Sports Centre, the Theatre Royal and the Thermae Spa. Complementing this is the open countryside to the rear with many beautiful walks. This contrasting with the closeness of the city centre is, in our opinion, one of the major attractions to this property. Communication links are excellent with a mainline rail link to London Paddington (journey time from 85 minutes) and Bristol Temple Meads (journey time from 15 minutes). Junction 18 of the M4 is approx. 7.5 miles north.



Directions

From the centre of Bath, head east out of the city along London Road. After passing the Bath Rugby training ground on the right, take a left-hand turn onto Gloucester Road just before Alice Park. Proceed up Gloucester Road, and the entrance to Stable Cottage will be found on your right hand side just before the turning to Bailbrook Lane.

General Remarks and 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

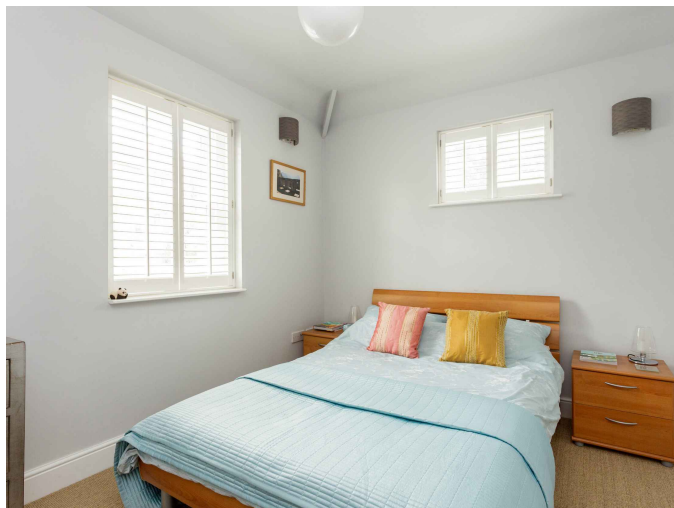
Bath & North East Somerset Council: Tel: 01225 477000 or www.bathnes.gov.uk

Energy Performance

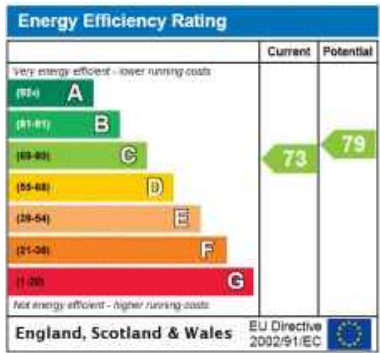
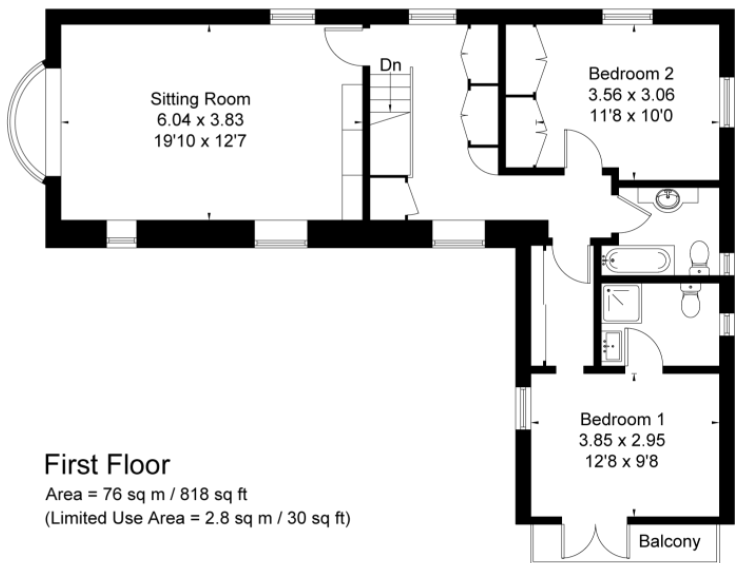
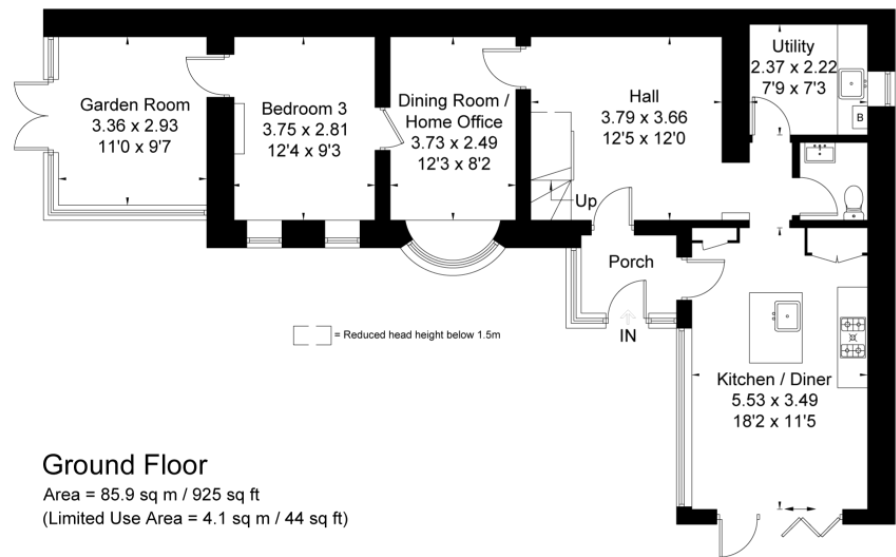
A copy of the full Energy Performance Certificate is available upon request.

Viewing

Strictly by appointment with Savills.







For identification only. Not to scale. © 20190702CF

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