Fine detached family home with panoramic views

Beechwood House, Prospect Road, Bath, Somerset, BA2 6AY

Freehold
A fine Grade II listed detached family house set in a unique location with breath-taking panoramic views over the city and beyond.

Porch • entrance hall • drawing room • sitting room • kitchen/dining room • glazed veranda • WC • utility room • kitchen 2 • master bedroom with en suite • 3 further bedrooms on first floor • bathroom • shower room • top floor bedroom • WC • cellar with three storage rooms • delightful landscaped gardens • garage and driveway parking.

Description
Wrought iron gates and stone pillars frame the entrance to this superb detached house, located off Prospect Road. The driveway wraps around the south west boundary of the property, leading into the grounds and provides ample parking. Lawns, mature trees and vistas from which to enjoy the scenery are in abundance with arguably one of the finest views over Bath.

The house is believed to date back to the early 19th century with later 20th century additions. An appealing facade of white painted limestone ashlar gives the house a particularly handsome appearance. The gardens are laid to lawn with an abundance of shrubs, plants and mature trees.

Various pathways lead to play areas and further hidden lawns. There is also a single stone garage at the driveway entrance.

On entering the house, one immediately senses the charm of a comfortable family home, with an entrance lobby leading, through glazed doors into the welcoming inner reception hall. As you pass from room to room, the benefit of the wonderful light and proportions are apparent.

The veranda frames the magnificent view from both the drawing room and sitting room. The drawing room, of classical proportions has access out onto the veranda from French doors.

The family kitchen/dining room is light and functional and has a tremendous dual aspect outlook. There is also a practical utility room, WC and a further kitchen with access out to a rear courtyard.

The cellar, with original wine bins, adds yet more useful space and character to the property.
The first floor provides the principal bedroom suite, with far-reaching views, three further bedrooms, a family bathroom and a shower room.

The second floor, accessed from a charming wooden staircase, offers flexibility and can be used as an extra bedroom or work space with a separate WC.

**Situation**

Beechwood House occupies a superb position off Widcombe Hill, along Prospect Road, most notably a quiet ‘no through road’ which culminates in only two houses, one being Beechwood House. The property is poised atop one of the highest vantage points on the southern slopes of Bath and therefore has the most incredible panoramic views of the city and beyond.

The location is bordered by the National Trust land of The Bath Skyline, renowned for its many miles of waymarked footpaths.

Amenities can be found on the bustling Widcombe Parade, situated at the bottom of the hill, including a selection of public houses, restaurants, newsagents, chemist and doctors surgery.

Bath is a World Heritage City and is celebrated for its cultural, recreational and shopping facilities.

The property is also within reach of a number of well regarded schools which include Monkton Combe, Prior Park College and King Edwards, as well as being well placed for Bath University with its state of the art sporting facilities and for Sham Castle Golf Course.

There are wonderful country walks through the National Trust land and woodland nearby.

Bath Spa Railway Station is within a short distance and provides regular mainline services to London Paddington (from 75 minutes) and Bristol Temple Meads (from 15 minutes), as well as destinations further afield.

Bristol International Airport is approximately 20 miles to the west of Bath.
Directions
From the Holburne Museum at the end of Great Pulteney Street, proceed west on the A36 along Pulteney Road. Take the first left at The White Hart and proceed up Widcombe Hill (just before Prior Park Road). Continue up Widcombe Hill passing Widcombe Crescent on the right and Prospect Road is a turning on the right hand side, just before Macaulay Buildings. Follow this road to the end and the property can be found on your left hand side.

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

Viewings
Strictly by appointment with Savills.
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