



Exceptional three bedroom Georgian house

North Road, Combe Down

Freehold





Entrance Hall • Sitting Room • Kitchen/Dining Room •
Cloakroom/Utility Room • Three Bedrooms • Bathroom •
Studio Room on Lower Floor • Gardens • Shed • Parking

Description

158 North Road is a Grade II listed terraced property which has been exquisitely refurbished by the current owners. Great care and thought has been taken to retain the period charm of the property while balancing it with modern fixtures and fittings.

The property can be entered from either the front or the back. From the front you are greeted by a spacious entrance hall. To the front of the property is a spacious sitting room with exposed timber flooring and a wood burner.

To the rear of the property and running the full width is a wonderful kitchen/dining room which overlooks the beautiful south-facing gardens. The kitchen has been cleverly designed to maximise worktop space with the use of a central island. There are a range of integrated appliances including an AGA. The dining area has a built in banquette seating. A utility/cloakroom completes the ground floor.

On the first floor are three excellent size double bedrooms and a beautifully-presented family bathroom.

The lower floor provides a further spacious room which would make a great studio, further bedroom, playroom or office. Adjacent is a store area with provision for a wet room if needed and subject to the necessary consents being obtained.

Externally

The gardens of 158 North Road are very special indeed and are surprisingly large in comparison to most properties this size. To the front is a pretty courtyard and access to the front door.

The rear gardens have been cleverly landscaped to take advantage of the south-facing orientation. There is a lawned area, various terraces ideal for outdoor dining and entertaining, vegetable garden, sheds and vehicular access to the rear for private parking. There is also on-road parking to the front of the property.



Situation

Combe Down is a popular village on the outskirts of Bath offering a church, primary school, Monkton Combe Prep School, general store, deli, garage and doctors surgery.

Prior Park College and the adjoining National Trust land are within approximately half a mile.

There are numerous countryside and woodland walks to enjoy from the doorstep, including the Bath Skyline walk.

Combe Down is on the outskirts of the city of Bath. Bath is a World Heritage site inscribed by UNESCO in 1987, famed for its Roman heritage and Georgian architecture and is approximately 2.5 miles away.

Bath offers a wide range of shopping cultural and recreational facilities and is home to Premiership rugby side, Bath Rugby.

The city is home to a number of very well regarded schools in both the private and state sectors. In addition there are two universities. Bath Spa mainline station has regular services to London Paddington (journey time from 75 minutes). The M4 Junction 18 is approximately 12 miles to the north.

General Remarks and Stipulations**Tenure**

Leasehold - 998 years from 21 December 1830.

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 and North East Somerset Council - www.bathnes.gov.uk

Viewings

Strictly by appointment with Savills.

Some items of furniture may be available to purchase under separate negotiation.

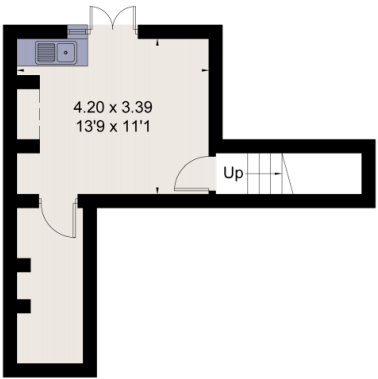
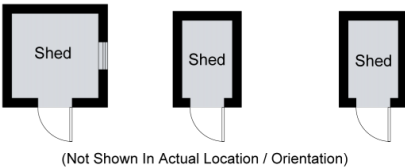




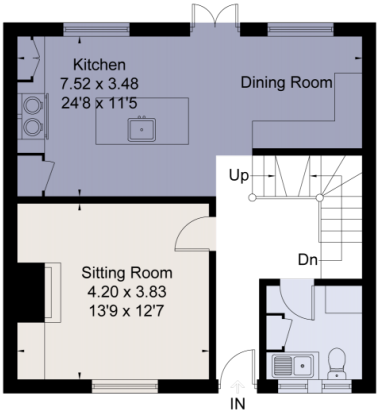
Approximate Area = 136.2 sq m / 1466 sq ft
(Excluding Sheds)
Including Limited Use Area (0.5 sq m / 5 sq ft)
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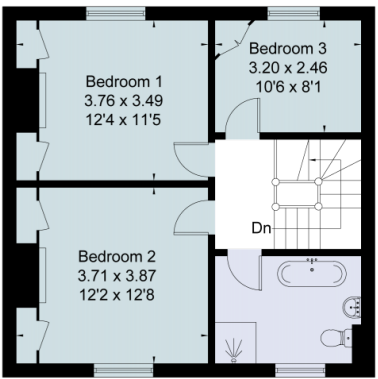
 = Reduced head height below 1.5m



Lower Ground Floor



Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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