



9 SION ROAD
Bath

**COBB
FARR**
Bath & Bradford on Avon



A unique ARCHITECT DESIGNED 5 bedroom, 3 level, detached family home located in a highly regarded residential address on Bath's sought after Lansdown slopes.

- ~ 3 levels of architect and artist designed accommodation
- ~ Approximately 2,000 sq ft
- ~ 5 bedrooms
- ~ 2 bathrooms with potential for third
- ~ Open plan living accommodation
- ~ Contemporary kitchen
- ~ Sympathetically designed to blend with the environment
- ~ Thermally efficient low maintenance accommodation
- ~ Beautiful west facing enclosed private and secluded garden
- ~ Ample off street parking

9 Sion Road is an architect designed detached family home, created by partners of award-winning practice Hewitt Studios LLP for themselves. It is distinctively Bath stone and cedar clad, thermally efficient and blends beautifully with its natural environment. This unique property is located in a highly regarded residential address, within a conservation area, on Bath's lower Lansdown slopes.

The property sits discreetly on Sion Road with a charming west facing enclosed garden and plenty of off street parking.

This impressive family home offers a perfect blend of quality contemporary finishes, with natural slate, polished limestone and oak flooring, glass and oak staircases, granite work surfaces and timber framed double glazed windows. The property is entered at mid-level into a generous open plan hallway with plenty of built in storage and a guest cloakroom.



The living accommodation leads from the hallway and opens up into a wonderful cook's kitchen with a larder, a large atmospheric dining area and steps leading up to the apex sitting room which has bi-fold doors leading onto the sun terraces. The principle living accommodation has a wonderful aspect overlooking the west facing gardens and captures a delightful fusion of light and space that enhances these charming rooms.

Stairs lead from the mid-level hallway to the upper level where there is a light and airy landing, 3 generous bedrooms and a well-appointed family bathroom.



The lower level accommodation which leads from the mid-level hallway has wall to wall patent and clerestory glazing and comprises a handsome master bedroom with a walk-in wardrobe and space to install an en-suite shower room.

There is a further guest suite with a smart en-suite shower room and a large study area which leads onto a pretty south facing enclosed courtyard garden.

To the front and westerly aspect of the property there is a stunning enclosed garden with several shaded sun terraces and seating areas, well stocked borders and attractive horizontal cedar fencing and stone walls.

Accommodation

Mid-Level

Entrance Hall with natural slate flooring, large cloak storage cupboard, double glazed window to front aspect with radiator under and further storage area.

Guest Cloakroom with natural slate flooring, pedestal WC, corner basin with tiled surround, tiled display shelf with mirror over, radiator, recessed ceiling spotlights and extractor fan.

Hallway with built in dog bed and a wooden display shelf over. Stairs with fitted carpets lead down to lower level with lightwell located over.

leading through into the open plan kitchen and dining area.

Kitchen with natural slate flooring, a comprehensive range of high gloss floor mounted units, cupboards and drawers with granite work surface and mosaic tiled upstand. Space for large range oven, stainless steel upstand, integrated 1 ½ bowl stainless basin and chrome swan neck mixer tap, space and plumbing for dishwasher, space and plumbing for large fridge/freezer and large walk in larder cupboard, windows to westerly garden aspect and ceiling spotlights.



Dining Area with oak flooring, radiator, Velux window with lightwell located over, large double glazed window to garden aspect, recessed ceiling spotlights and step up to sitting room.

Sitting Room with polished limestone flooring, underfloor heating, Morso wood burning stove, Douglas Fir beamed apex ceiling with Velux window to westerly aspect and bi-fold doors to garden and sun terrace.

Oak stairs from the hallway rise to upper level landing, and down to the lower level.

Upper Level

Landing with large cupboard, 2 Velux windows to rear aspect and large walk in cupboard.

Family Bathroom with Travertine flooring, panelled bath with fully tiled surround and shower over with glazed shower screen, pedestal WC, pedestal basin with tiled upstand, radiator and Velux window to garden aspect.

Bedroom 3 with fitted carpet, large walk in wardrobe, 3 Velux windows to garden aspect and radiator.

Bedroom 4 with fitted carpet, radiator and 3 Velux windows to garden aspect.

Bedroom 5 with fitted carpet, large walk-in wardrobe, 2 Velux windows to garden aspect and casement window to front aspect.



Lower Level

Hallway/Study Area with oak flooring, large under stairs storage cupboard, radiator, large cupboard with sliding door. Study area with 2 wall mounted lights and doors leading out to private south facing walled courtyard.

Utility Room with oak flooring, Belfast sink with Vola chrome swan neck mixer tap, natural stone upstand, space and plumbing for washing machine, tumble dryer and supplementary freezer, extractor fan and radiator.

Master Bedroom Suite with oak flooring, wall to wall patent glazing and clerestory windows, radiator, large walk in wardrobe, large space which could house an en-suite shower room.

Guest Bedroom 2 with oak flooring, wall to wall patent glazing and clerestory windows with en-suite shower room.

En-Suite Shower Room with oak flooring, large double sized fully tiled shower unit, pedestal WC, pedestal basin with tiled splash back, wall mounted lit mirror, radiator, recessed shelving and wall mounted towel rail.

Externally

To the front there is free standing parking for several cars, a large wood store and accessed to the rear of the property a garden shed. Two further sheds are accessed off the upper terrace.

Accessed from the sitting room, bi-fold doors lead out to a pretty westerly facing sun terrace and a level lawn with beautifully stocked borders.



Floor Plan



Bedroom 1 4.36 x 3.62m 14.4 x 11.11ft

Bedroom 2 3.99 x 3.19m 13.1 x 10.6ft

Study 4.25 x 2.59m 13.11 x 8.6ft

Sitting Room 4.48 x 4.26m 14.8 x 14ft

Dining Room 4.47 x 3.8m 14.8 x 12.6ft

Kitchen 4.14 x 3.38m 13.7 x 11.1ft

Bedroom 5 3.3 x 2.61m 10.10 x 8.7ft

Bedroom 3 3.48 x 2.2m 11.5 x 7.3ft

Bedroom 4 3.3 x 2.36m 10.10 x 7.9ft

General Information

Services: All mains services are connected

Heating: Gas fired central heating. Viessmann boiler and pressurised hot water tank.

Tenure: Freehold

Council Tax Band: G – £2,488.48 per annum (2016/2017)

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Sion Road is located on Bath's sought after Lansdown slopes, a highly regarded residential address within a beautiful conservation area, close to many excellent amenities and within easy reach of Bath city centre.

The UNESCO World Heritage City of Bath is on the doorstep and offers a wonderful array of chain and independent retail outlets, many fine restaurants cafes and wine bars and a number of well-respected cultural activities. The Roman Baths, Thermae Spa, Assembly Rooms and many fine museums and art galleries are all within close proximity. The Theatre Royal has many pre-London shows and there is a world famous international music and literary festival.

World Class sporting facilities are available at Bath Rugby and Cricket Clubs and at Bath University and there is a good local tennis and bowls club in Lansdown. A number of excellent state and independent schools are on the doorstep which include The Royal High and Kingswood Schools on Lansdown Road and the Outstanding Offsted St Stephens Primary School on Richmond Place. Communications include a direct line to London Paddington, Bristol and South Wales from Bath Spa Railway Station, the M4 Motorway is conveniently 6 miles to the north and Bristol Airport is 18 miles to the west.





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