



3 Sydney Buildings Bath BA2 6BZ

3 Sydney Buildings Bath BA2 6BZ

A fine Grade II Listed Regency house which is both stylish and well-presented and includes a wonderful contemporary garden room

| Entrance hall | Study/bedroom 4 | Sitting room | Kitchen | Glazed garden room | Utility room | Cinema | Wet room | Master bedroom with en suite bathroom | 2 further bedrooms (1 en suite) | Shower room | Lovely garden with canal frontage |

Situation

Sydney Buildings is a quiet tributary off Bathwick Hill with a select number of properties backing onto the Kennet and Avon Canal. It is also very close to the local amenities on Bathwick Hill which include a Tesco Metro, Myrtle Mee the florist, and Dexters, a great little coffee shop. The City Centre is within walking distance and has an abundance of culture, restaurants, shops, educational and leisure facilities. Furthermore, Bath Spa mainline railway station is easily accessed from Sydney Buildings and has direct links to London Paddington, Bristol and the South West.

Description

Entering the house via the front door you are welcomed into a fine entrance hall with original stone floors and a stone staircase to the upper levels. To your right is a study with built-in period cupboards, a charming fireplace and period shutters; this could be used as an occasional fourth bedroom.

To the rear of the house is a beautiful sitting room with great views across the city and a fine, fully working corbel fireplace.

Downstairs is a wonderful kitchen which is open to the garden side through to a superb, glazed garden room. This provides a great place to sit and enjoy the garden and views. To the rear of the kitchen is a very useful utility area that has a wood burning stove and there is a run of units that houses a washing machine and a Liebherr wine cooler. Additional cupboards provide excellent storage. To the far end, there are two converted vaults; the first provides a cinema room and the second is a well-fitted wet room with Grohe rainshower.

The main kitchen is thoughtfully designed. Central to the room is an island unit which accommodates a Gaggenau oven with Gaggenau four-ring induction hob and contemporary style stainless steel extraction system. The worktops are all topped with granite and the cupboards and drawers are the stylish push/close variety. An integrated two-drawer dishwasher and a plumbed in Sub-Zero fridge freezer complete the appliances. There is underfloor heating throughout the lower ground floor.







The first floor provides a brilliant master suite with the bedroom facing the superb views; this opens through to a very stylish en suite which has both a Duravit bath and a separate glazed shower cubicle with Grohe rainshower.

On the top floor there are two further bedrooms. The one to the rear has its own en suite bathroom and there is a cupboard which houses the boiler and a second Megaflo pressurised cylinder, the other being located on the lower ground floor.

Also off the landing is further shower room with WC and skylight.

Externally

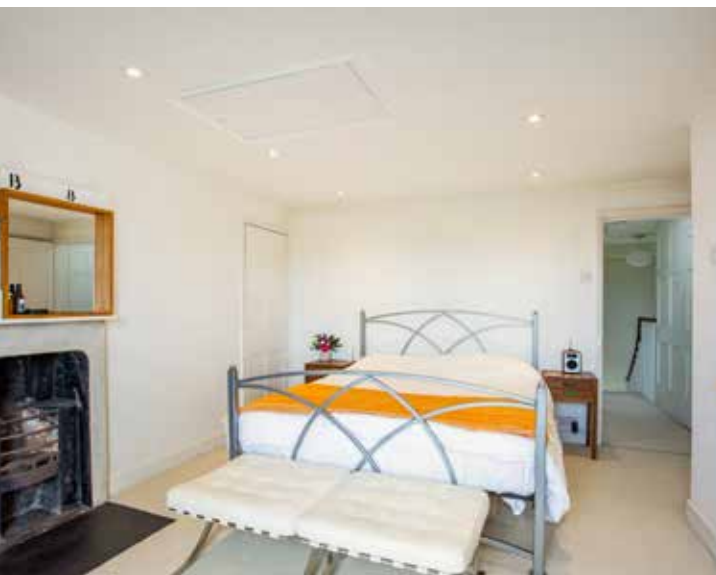
The gardens are partly paved beyond the glazed garden room and then open to a pretty lawn that is flanked by charming and well-stocked borders. Steps lead down to a second section of garden (leased from the Canal & River Trust) that is paved and a great place to sit and enjoy the comings and goings along the canal.

General Information

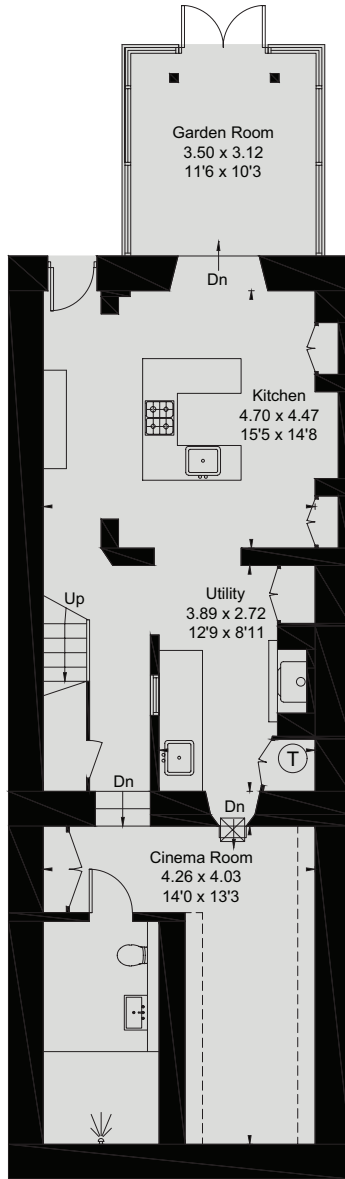
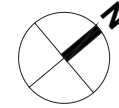
Bath & North East Somerset Council. Council Tax Band G.

Mains services connected.

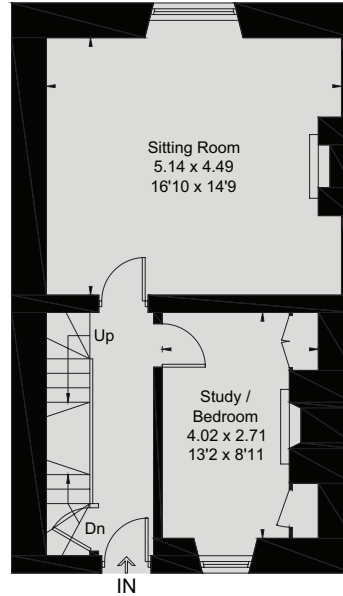
The tenure is Freehold.



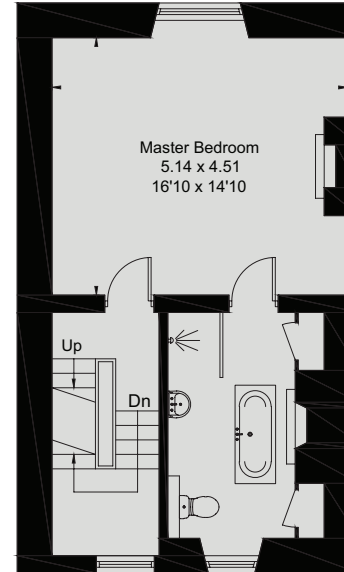
Approximate Area = 216.6 sq m / 2331 sq ft
Including Limited Use Area (3.3 sq m / 35 sq ft)



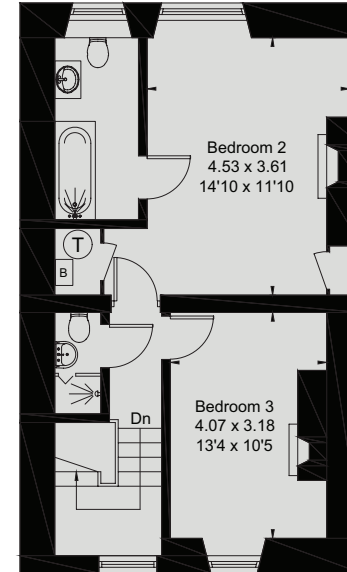
Lower Ground Floor




Ground Floor



First Floor



Second Floor

 = Reduced head height below 1.5m

