



11 Beaufort East Bath BA1 6QD

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This exquisite Georgian house spans over 5 floors and boasts 4,359 sq ft of beautifully renovated and stylish accommodation. Meticulously restored, this property seamlessly blends period features with modern comforts, offering a turnkey finish for discerning buyers.

Entrance hall | Drawing room | Withdrawing room | Sitting room | Study | Utility room | Master bedroom with ensuite bathroom | 4 further double bedrooms | Family bathroom Shower room | Cloakroom | Kitchen/dining room | Larder Front courtyard | 2 Vaults | Rear courtyard | Wine cellar Walled garden

Situation

Beaufort East is a handsome Georgian terrace on the east side of Bath comprising of fifteen townhouses dating back to the late 1700s. Just across this slip road is an attractive green with mature trees and shrubs providing privacy from the London Road. Larkhall is situated just around the corner and has a wonderful community atmosphere centred around the square. The popular amenities include a local theatre, primary and secondary schools and St Saviours Church. There are a number of shops including a butcher, grocer and delicatessen plus a small supermarket. The City Centre is a level walk of approximately 1 mile either via the London Road or a pleasant walk along the Kennet & Avon Canal towpath. Bath offers a wonderful array of cultural facilities, fine shopping and restaurants. There is a mainline rail link to London Paddington (approximately 90 minutes) and Bristol Temple Meads (approximately 15 minutes). The house is well placed for easy access to Junction 18 of the M4, just over 8 miles north of the property.

Description

This Georgian gem offers the perfect blend of historic charm and modern luxury, making it an exceptional opportunity for those seeking refined living in a prestigious location. Upon entering this wonderfully spacious home, one immediately notes the extra width hallway which benefits from a detailed corniced ceiling, together with stripped and polished floorboards. Sitting room with marble fireplace with 'bullseye' detailing, log burner, stripped and polished floorboards, twin sash windows and shutters. Study with open aspect over rear garden, two built-in cupboards, fireplace. Utility room with base and wall storage, side aspect and door to rear garden, spaces for washing and tumble dryer machines, sink, tiled floor.

Stairs to the lower ground floor leading to an impressive kitchen/dining room with timber floors and underfloor heating throughout, log burner, original bread oven, SMEG gas range cooker with SMEG cooker hob over, NEFF integrated dishwasher. Door to larder, French doors to front courtyard and vaults, tiled floor. Dining room area with rear aspect and door to courtyard, cupboard housing CH boiler. Cloakroom with basin and heated towel rail. Wine cellar, side door to rear courtyard.







First floor impressive drawing room, three windows wide facing South Easterly and flooding the room with light, ceiling rose, ceiling cornicing, window shutters, beautiful fireplace with inset log burner, wedding doors to with-drawing room with fireplace, ceiling cornice and rose, timber floor, two built-in cupboards. Half landing floor with timber floor leading to bathroom comprising bath with shower over, heated towel rail, WC, basin, side aspect, tiled floor.

Stairs to second floor with Master bedroom with South Easterly aspect from twin sashes, fireplace, two built-in cupboards, shutters, timber floor. Ensuite with front aspect, freestanding bath, twin sink unit, tiled floor, WC, heated towel rail. Bedroom Two with rear aspect over garden, timber floor, fireplace, two built-in cupboards, sash windows with shutters.

Third floor with three further bedrooms. Family bathroom with rear garden aspect, a walk-in shower, enclosed enamel bath, basin and WC, tiled floor and heated towel rail.

Externally

Beautifully maintained and good sized enclosed rear garden mainly gravel laid with attractive side borders and raised beds. Facing North/West. Beautiful trailing wisteria. Pots and planters.

General Information

Bath and North East Somerset Council. Council Tax Band G

The tenure is Freehold

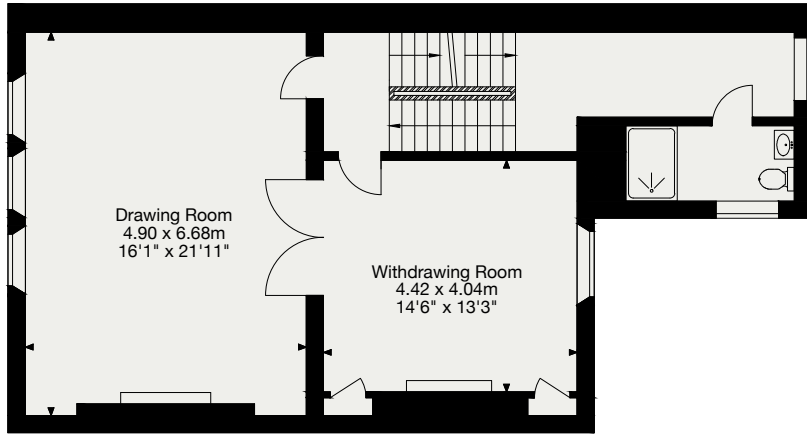
Mains services connected.



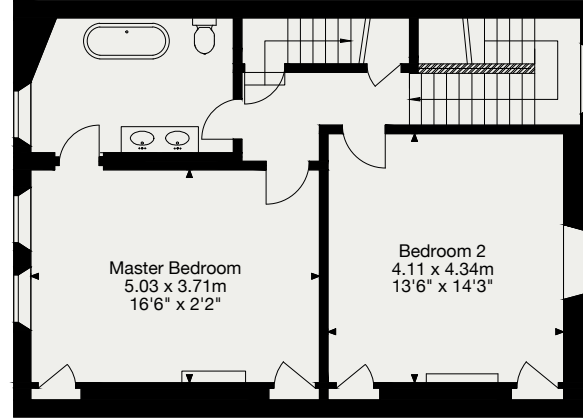
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Gross Internal Area (Approx.)

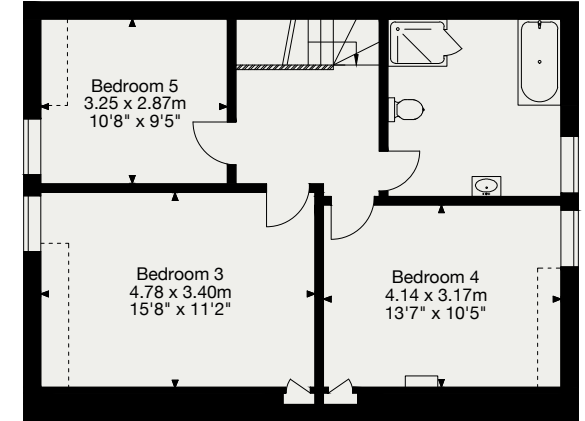
405 sq m / 4,359 sq ft



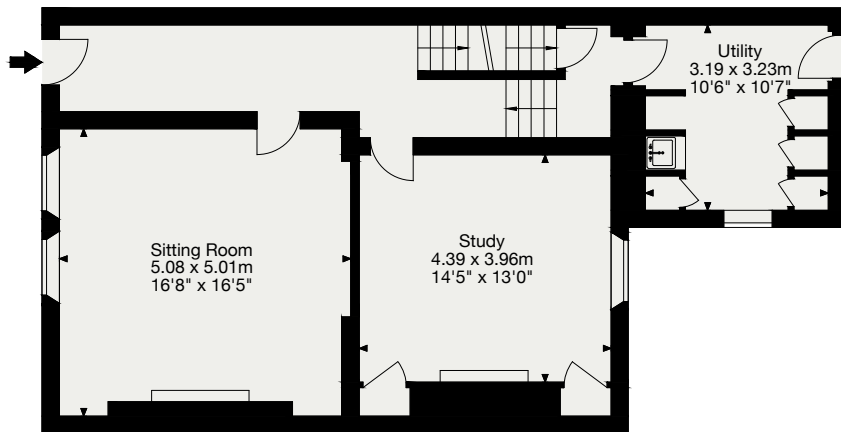
First Floor



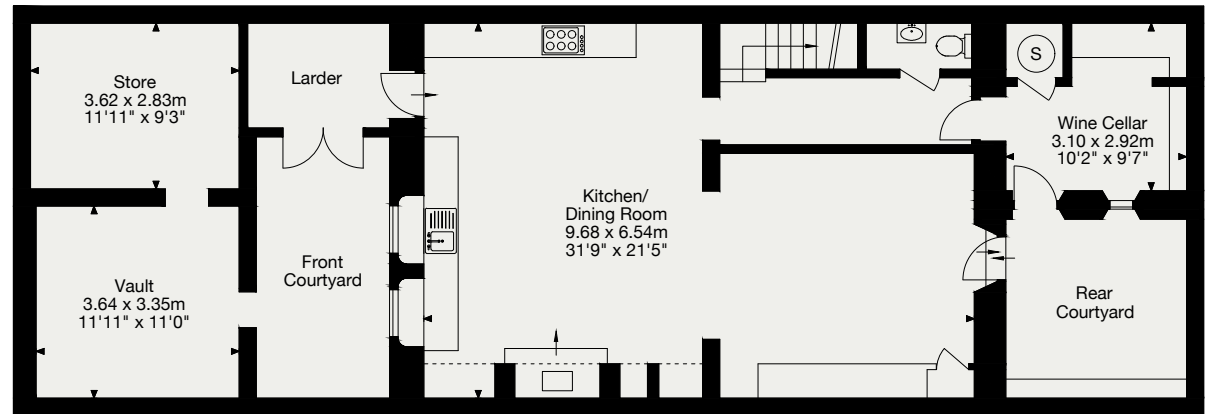
Second Floor



Third Floor



Ground Floor



Lower Ground Floor

