



Kilkenny House, 25 Sion Hill, Bath BA1 2UN

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An incredibly rare opportunity to acquire a detached family house in the southern part of the highly-prized loop in Sion Hill. The spot couldn't be better facing south with far-reaching views across the City.

Lobby | Entrance hall | Drawing room | Dining room | Snug Cloakroom | Breakfast room | Kitchen | Utility room | Pantry Sitting room/playroom | Master bedroom with en suite bathroom, and spacious dressing room/occasional bedroom 5 | 3 further double bedrooms | Family bathroom | 2 lower floor store rooms, plus wine store | Impressive south-facing gardens with views | Double garage | Garden shed
Off-street parking for several vehicles

Situation

Kilkenny House is set in an extremely valuable and desirable position within Sion Hill. "The Loop" as it is fondly referred to is a delightful quiet backwater of mixed houses ranging from Georgian through to modern times.

The City Centre of Bath provides an extensive range of shopping facilities, several fine restaurants and wine bars, excellent sporting facilities, the Theatre Royal, several museums and the Thermae Spa. Bath Spa railway station provides a main line direct service with access to London Paddington (approximately 90 minutes) and the City of Bristol. The M4 (junction 18) is 9 miles to the north of Sion Hill, providing direct routes to London, South Wales, Bristol and the Midlands via the M5.

Within walking distance are local shops and amenities within St James's Square. Nearby schools include the Royal High, Kingswood and St Stephen's Primary School. Also within easy reach are The Lansdown Club (tennis, squash, croquet) and Lansdown Golf Club.

Description

Kilkenny House has been owned by our clients' family since 1966 and so it really is a rare opportunity to buy such a superb home. The property is now ready for modernisation and offers great scope to be enhanced and developed, subject to permissions being sought. The property provides 3,681 sq. ft. of accommodation over three floors. Built in the 1930s, the house has attractive stone mullion windows giving a wonderful period feel.

Entering the house via the front door, an inner lobby leads into a fine entrance hall with staircase to the first floor. A downstairs cloakroom is conveniently located off the hall.

To your right you will find the breakfast room which opens through to the kitchen, utility room and good-sized pantry.

Across the back of the house is a fantastic reception room which our clients have used as a dining room. This has wonderful views over the gardens, French doors leading straight onto the terrace, and a stone fireplace with gas fire insert.







Back to the hall, on the east side of the house is a fantastic drawing room with double aspect to the front and rear, and a timber fireplace. The drawing room opens finally to a snug with built-in cupboards and a glazed door to the garden.

Upstairs there are four very good-sized double bedrooms. The master bedroom has built-in wardrobes, a large dressing room (occasional bedroom 5) and an en suite bathroom. Additionally, there is a family bathroom and separate WC.

On the lower ground floor of Kilkenny House you find excellent additional accommodation which could be converted for a variety of uses. There is one very large sitting/playroom, ideal for kids to hang out. In addition, there are two further store rooms and a wine store.

Externally

Kilkenny House is accessed via a driveway off Sion Hill providing parking for several cars. There is a period garage with pitched roof, light and power, and a further small shed. The majority of the gardens are to the south of the house. There are many shrubs and mature plants and some fine trees. The upper terrace to the house is a fantastic spot to enjoy the views and the large lawns are ideal for families.

General Information

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

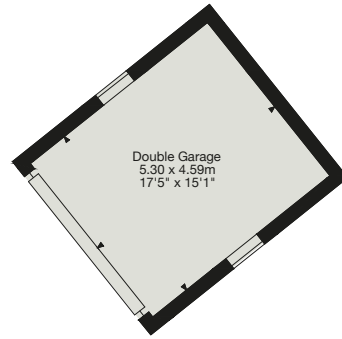
Mains services connected.

Agent's Note

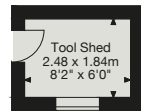
Purchasers should be aware that Kilkenny House owns a 33% share in a strip of land that lies to the east of the garden and runs parallel with the private road that gives access to both Ormonde House and three other properties. Two of these properties, High Trees and Fairleaze also own a 33% share in the strip of land.



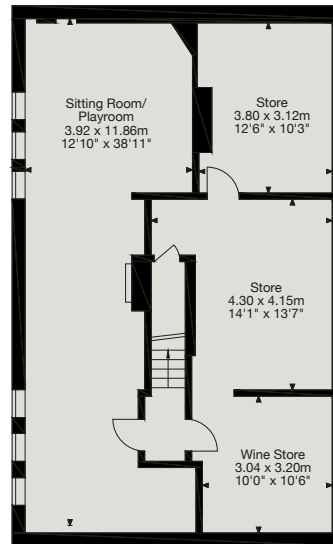
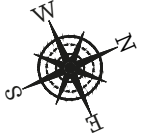
25 Sion Hill, Bath, BA1 2UN
 Main House = 342 sq m / 3,681 sq ft
 Outbuilding = 4 sq m / 43 sq ft
 Garage = 24 sq m / 258 sq ft
 Total Area = 370 sq m / 3,982 sq ft



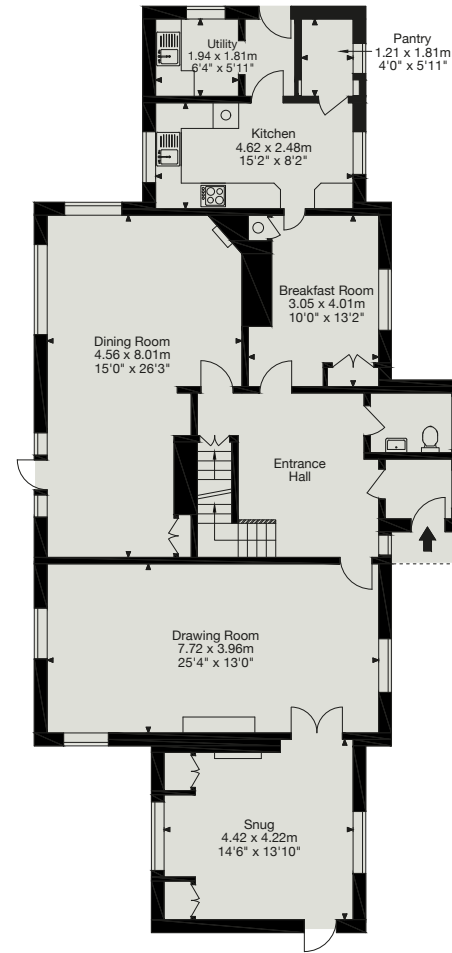
Garage



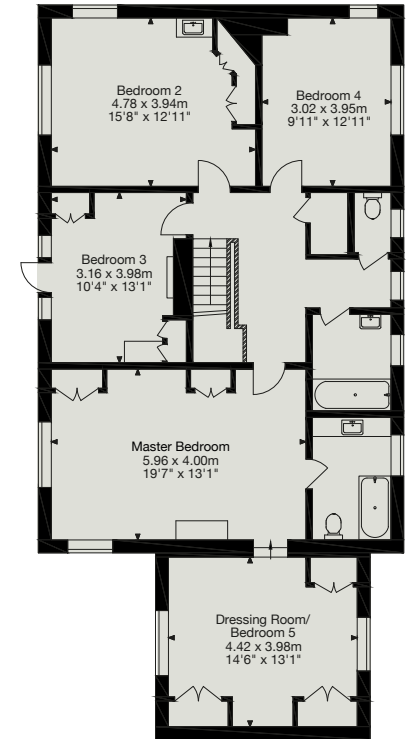
Outbuilding



Lower Ground Floor



Ground Floor



First Floor

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