



Barton House, 20 Cleveland Walk, Bath, BA2 6JU

A superb, substantial detached five-bedroom family house in this highly sought-after area with incredible views to the front over the City of Bath and backing onto National Trust land at the rear

| Entrance hall | Sitting room | Dining room | Living room | Kitchen/breakfast room | Utility room | Cloakroom | Master bedroom with en suite bathroom | Single bedroom | 3 further double bedrooms | Family bathroom | Workshop | Double garage | Beautiful front and rear gardens | Extensive off-street parking |

Situation

Cleveland Walk is a sought-after residential location, ideally situated on the southern slopes of Bath. There are local shopping facilities available on nearby Bathwick Hill including a Tesco Metro, Myrtle Mee the florist and Dexters, a great little coffee shop. The City Centre provides a wealth of cultural, culinary and recreational facilities.

There is an excellent range of schools close by, both private and state, including King Edward's, Prior Park College, The Paragon, Monkton Combe, Bathwick St Mary's Primary School and Widcombe Junior to name but a few. The highly regarded University of Bath is within 1 mile and also provides a wide range of sports facilities used by many recent Olympians, including a 50m pool and athletics track. Bath Spa University is approximately 5 miles away.

Communications are also excellent; Bath Spa Railway Station with direct links to London Paddington and Bristol Temple Meads is within walking distance. Junction 18 of the M4 is approximately 10 miles to the north.

Description

Barton House has been a much-loved family home for many years and now provides excellent scope and opportunity for some modernisation and possibly further extension, subject to the necessary consents being granted. The property was extended in the late 1990s and already offers a very well laid out 2,839 sq. ft. of accommodation in what is an elevated plot with views to the north across the city and a south facing garden.

Entering the house via the front door into an inner lobby with coat cupboard and then into a spacious entrance hall with all the rooms set off, wooden flooring.

Sitting room with fabulous far-reaching views to the front out over the city and attractive rear aspect over garden, gas fire.

Dining room with rear aspect, wooden flooring.

Guest WC.

Extended kitchen/breakfast room with extensive range of storage, gas hob with extractor over, two built-in electric ovens, space for dishwasher, vaulted ceiling with roof Velux windows over dining area, French doors to rear terrace under a large pergola and out onto rear garden beyond.

Utility room with CH Vaillant boiler, space for washing machine, larder cupboard.

Wonderfully light living room into bay window with cityscape views, log burner, door to rear gardens.

Door to staircase leading onto the ancillary accommodation above garage including a workshop/study and bedroom 4 with glorious cityscape views and ensuite shower room.

From the entrance hall, stairs rising to the first floor landing. As you







climb the stairs you can enjoy the views over the city beyond from a large picture window, two large built-in storage cupboards.

Master bedroom suite with dual aspect front and rear, city to the front and wonderful green views to the rear over the gardens and National Trust land behind, range of fitted wardrobes.

Ensuite bathroom with bath and shower over, basin and WC, built-in cupboard and front aspect.

Bedroom 5 is accessed from within the bathroom which could be reconfigured to create a good-sized bathroom with dressing area beside the master bedroom.

Two further bedrooms with attractive aspects, along with a good-sized family bathroom comprising bath with shower over, basin and WC.

Outside

The gardens of Barton House are a particular feature and have been a source of much joy. Southerly facing with a very attractive vine-clad pergola behind the dining room and to the side of the kitchen, above a good-sized terrace for dining outside. Mainly laid to lawn, the garden rises in attractive naturalised terracing with lots of mature trees and plants. The upper area of garden adjoins National Trust land. The views over the National Trust land give a great sense of being in a rural space. There is a timber storage shed and a summer house. Small swim pool that requires reinstatement before use. Side access gates to both sides of the property.

The front garden is mainly laid to lawn with the house being well set back from Cleveland Walk. The house has its own area of private driveway for parking several cars on.

Double garage with light and power and benefits from an electric up and over door.

General Information

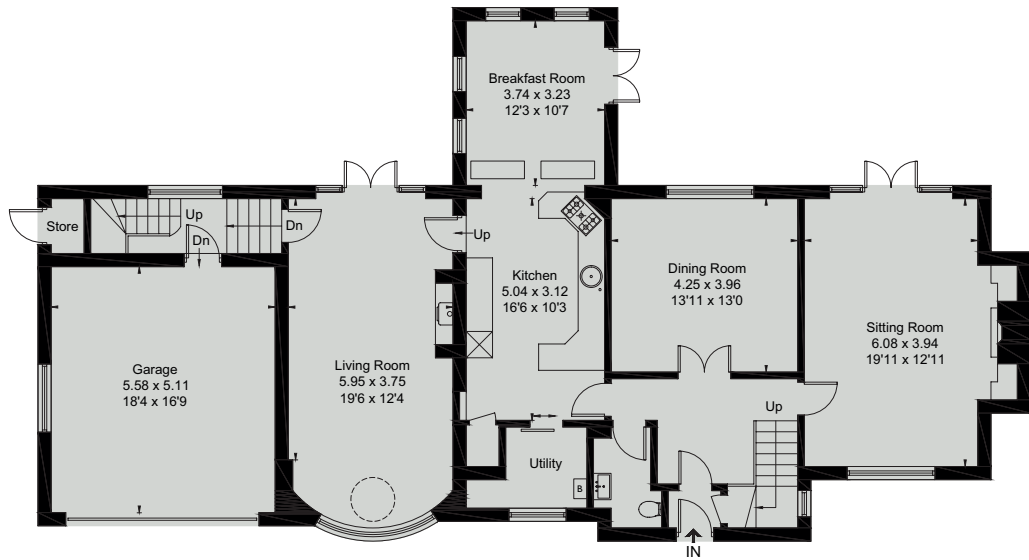
Bath & North East Somerset Council. Council Tax Band G.

The tenure is Freehold.

Mains services connected.

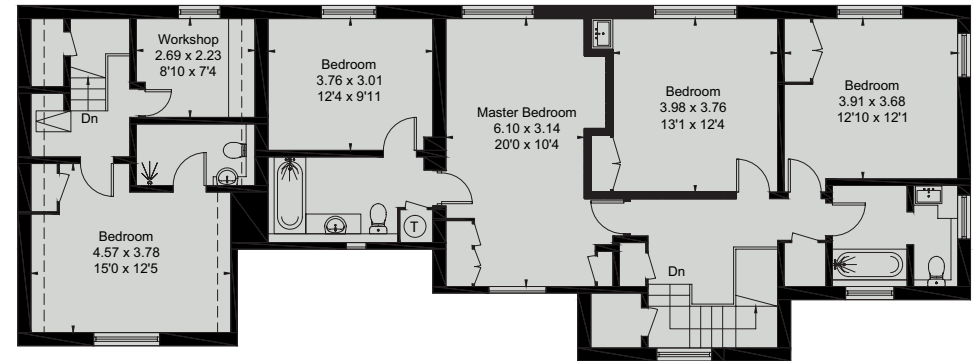


Approximate Floor Area = 263.8 sq m / 2839 sq ft
 Garage = 28.6 sq m / 308 sq ft
 External Store = 1.0 sq m / 11 sq ft
 Total = 293.4 sq m / 3158 sq ft



Ground Floor

[---] = Reduced head height below 1.5m



First Floor

