



The Old Vicarage, 65 Prior Park Road, Bath, BA2 4NL







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**An exquisite detached Regency Villa set in just under half acre in this exceptionally desirable and convenient location.**

Entrance hall | Sitting room | Dining room | Drawing room | Kitchen/Breakfast room | Cloak room | Utility room | Vault | Pantry | Store | Boiler room | Ground floor WC | 5 bedrooms | 2 bathrooms and 1 shower room | Laundry cupboard | Garage | Parking | Beautiful gardens |

### Situation

The Old Vicarage is situated in Bewdley Road, a small private road located off Prior Park Road in the heart of Widcombe.

Widcombe Parade provides an excellent range of amenities including a small Co-op, two popular pubs, a chemist, doctors' and dental surgeries and neighbourhood cafés.

Schools, both private and state, are in abundance locally. Widcombe primary school and The Paragon are both highly regarded schools within an easy walk from the house. If the train station is needed, you can be on the platform within a 10 minute walk with regular links to London, Bristol and the South West.

### Description

Walking up the drive to the Old Vicarage, it is hard to imagine being greeted by a more attractive house. This detached Regency villa nestling in just under half an acre is a very rare opportunity.

The position, whilst being incredibly convenient for the railway station, schools and the City Centre, is unbelievably quiet and tucked away. The property has a charm and style rarely seen in period houses in Bath and we feel it is quite unique.

The house provides superb lateral accommodation of 3600 sq. ft. over two floors, which makes this style of living quite different to that of townhouses over five or six floors. This is, truly, a country house within Bath.





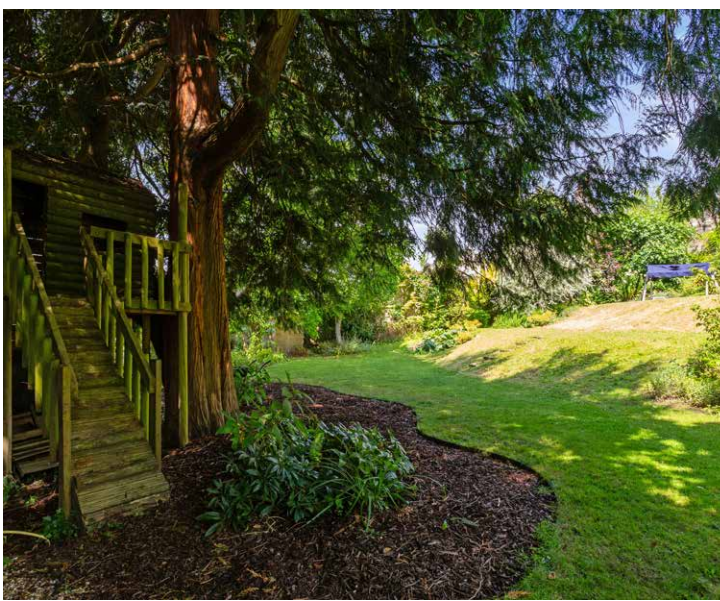




Entering the house via the front door, you are greeted by a generous entrance hall which to the right leads to a wonderful kitchen/breakfast room. To one end is a bespoke Plain English kitchen with cream AGA and integrated appliances. To the side, there is a back door leading out to a charming courtyard garden. To the front is a fine breakfast room with stone fireplace and French doors leading out to the garden.

To the rear of the hall is a cloak room which leads through to the rear of the house. The stone cantilevered staircase adds greatly to the appeal. Off the hall, to the left, you find the dining room, which leads through to a cosy sitting room with open fire. At the far end of the house is the superb drawing room with windows facing both west and south with French doors to the garden. From the back of the dining room a door leads through to the rear of the house. Here you find a beautifully fitted utility room and a very handy storage vault. A rear corridor gives access to a pantry, boiler room, store cupboard and downstairs WC. There are back doors out to both ends of the garden.

Upstairs, the bedroom accommodation is split with three principal bedrooms to the front and side of the property and a large family bathroom. Split level to the rear are two further bedrooms, a bathroom, shower room and laundry cupboard.





## Externally

The gardens are beautifully and thoughtfully planted, benefiting from both south and west aspects. The gardens have given a huge source of pleasure and have a myriad of herbaceous plants, perennials and trees with a charming quality that is perfect for any lover of the English country garden. It is a gardener's garden.

From the kitchen back door is a beautiful courtyard garden providing the ideal spot for outside dining, with an attractive water feature at one end and steps up to a further area with box hedging.

The house is accessed via a driveway from Bewdley Road. Stone pillars with electric gates give access to a sweeping drive leading to a parking area for a number of vehicles and a garage. There is also a back gate and shortcut giving access to Clarendon Road.

## Directions

The Old Vicarage is situated on Bewdley Road, a short private road off Prior Park Road, opposite the entrance to Prior Park Garden centre. The gates to the drive are the left hand pair.

## General Information

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

Freehold tenure.

Mains services connected.

Viewings - all enquiries should be directed to Charles Everitt.

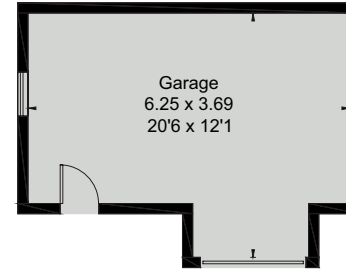




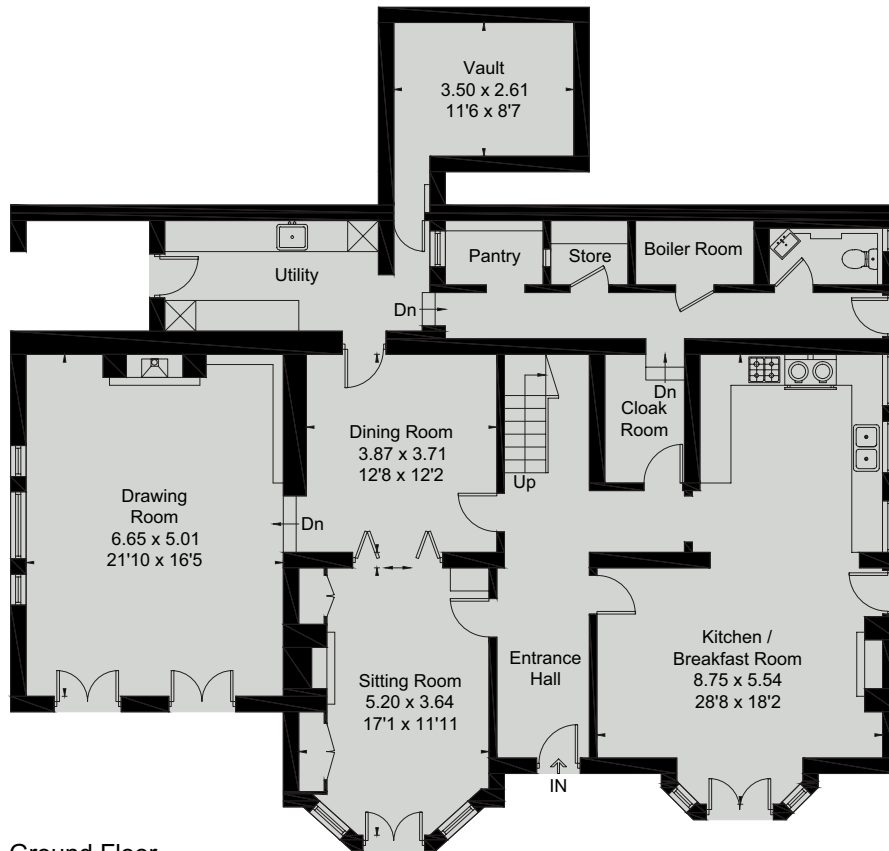




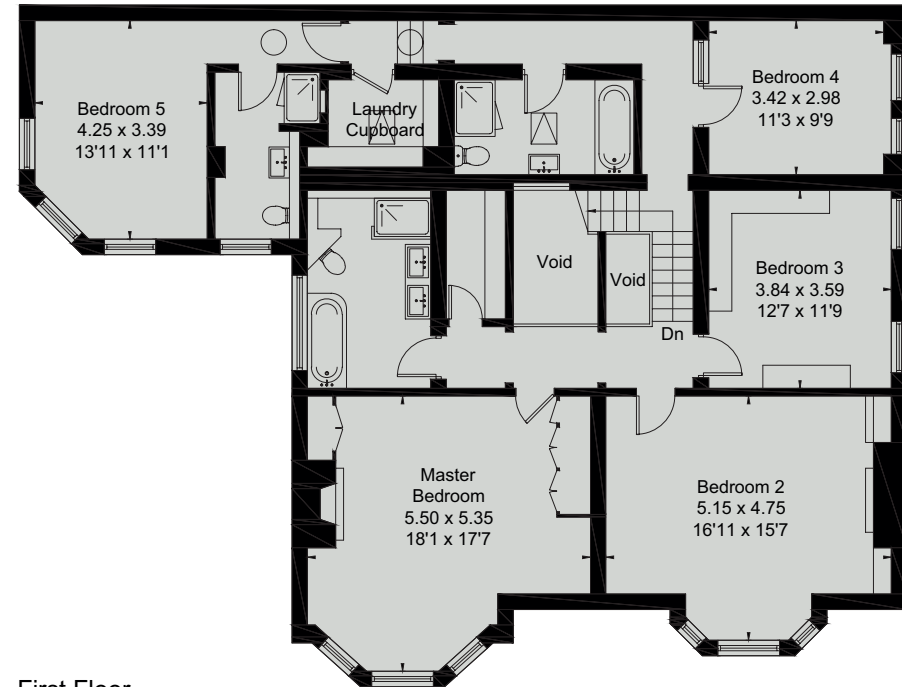
Approximate Floor Area = 327.0 sq m / 3520 sq ft  
 Garage = 25.5 sq m / 274 sq ft  
 Total = 352.5 sq m / 3794 sq ft  
 (Excluding Voids)



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor