



Horseshoe House Primrose Hill Bath BA1 2UT



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Bath BA1 2UT

A beautifully presented, detached family home with extensive gardens and outbuildings, totalling 3,994 square feet, situated in this highly desirable and private location within the Conservation Area

| Spacious galleried entrance hall | Sitting room | Snug/bedroom 5 | Kitchen | Dining room | Utility room | 2 ground floor cloakrooms | Master bedroom with en suite bathroom | 3 further first floor bedrooms (2 en suite) | Family bathroom | Double garage | Studio/home office | Outbuildings | Extensive gardens with orchard |

Situation

Horseshoe House occupies a quiet tucked away position in this desirable no-through road and enjoys lovely open views over the adjacent countryside. Primrose Hill is located between Sion Hill, Lansdown, and Weston Park East, close to the popular Weston village, which provides a host of local shops including a supermarket, village pub and post office.

There are well-regarded nurseries and schools in both the state and independent sectors within walking distance including The Royal High Prep and Kingswood Prep Schools.

Horseshoe House offers a lovely walk into the city centre through the Royal Victoria Park (approximately 25 minutes) bringing you out by the Royal Crescent. Beautiful countryside walks through adjacent National Trust land and the latter section of the Cotswold Way are on the doorstep, with access to the northern slopes of Bath where stunning countryside views can be enjoyed.

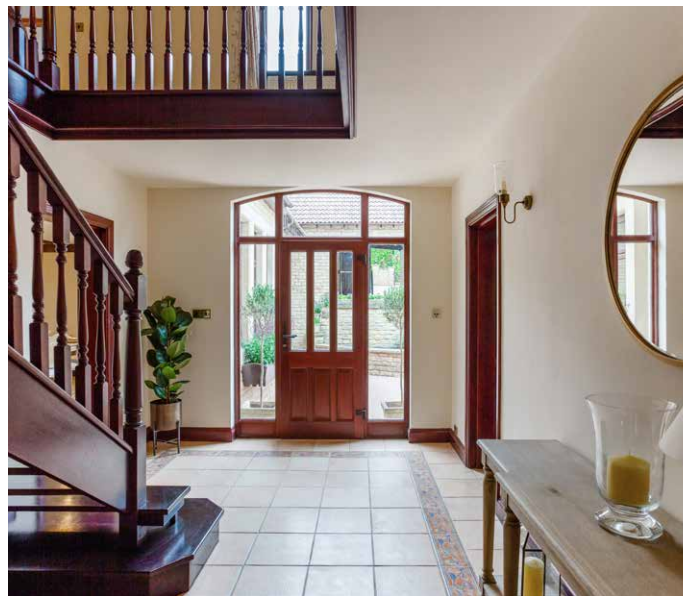
The World Heritage City of Bath offers a vast array of cultural, sporting, leisure and shopping facilities including some excellent restaurants, The Theatre Royal, Bath Abbey, Thermae Bath Spa and The Roman Baths. Bath Spa Railway Station provides high speed links to London Paddington (approx. 90 mins), Bristol Temple Meads (approx. 20 mins) and The West Country rail network. The M4 motorway is easily accessed via Junction 18 (Tormarton) with routes through to London, Bristol and onwards.

Description

Entering the house via the front door you are greeted by a really spacious entrance hall with a fine handmade staircase leading to the upper floor. The pleasing ground floor layout has all the principal rooms set off the main hall.

To your left is a triple aspect sitting room which is generously proportioned and has fine views over the adjoining countryside. A timber surround with gas fire inset creates a focal point.

To the rear of the hall is a good-sized cloakroom and, to your right, a lovely snug which could also be used as a bedroom.





The kitchen is very well laid out and provides a good level of cream country style units with tiled worktops. Appliances include a Stoves double oven, four ring gas hob and integrated fridge and freezer. The kitchen leads to a dining room and then onto the utility room with cloakroom and back door to garden.

On the first floor are four double bedrooms, one of which can easily be divided to make a further bedroom. There are also three en suite bathrooms and one family bathroom.

Externally

To the front of the house is a very attractive courtyard area which encompasses a water feature. Access to the rear gardens is available from both sides of the house.

Ostensibly there are two main garden areas. A top lawn which adjoins the fine open countryside, and the second area which you reach down steps from the courtyard is a lovely orchard area, ideal for children, with a little timber playhouse.

Additionally, a separate outbuilding provides garaging and a useful studio/home office.

General Information

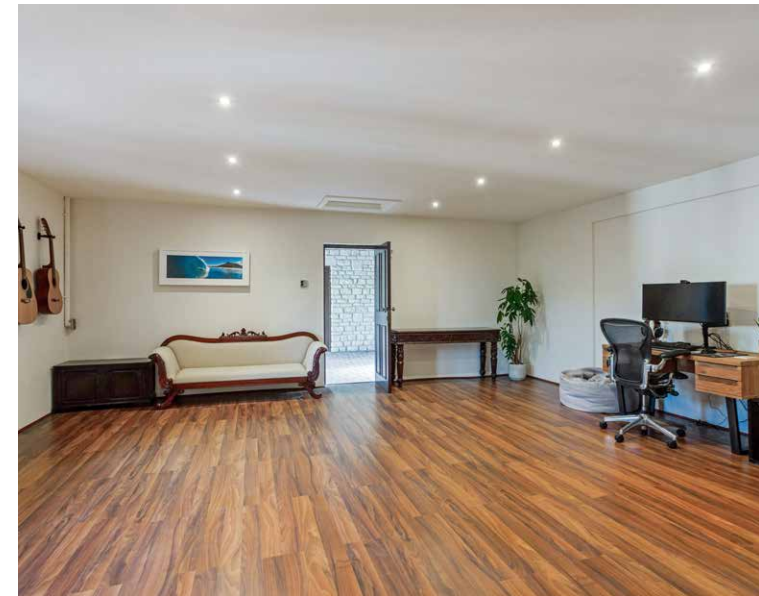
Bath & North East Somerset Council. Council Tax Band H.

The tenure is Freehold.

Mains electricity, gas, water and drainage connected.

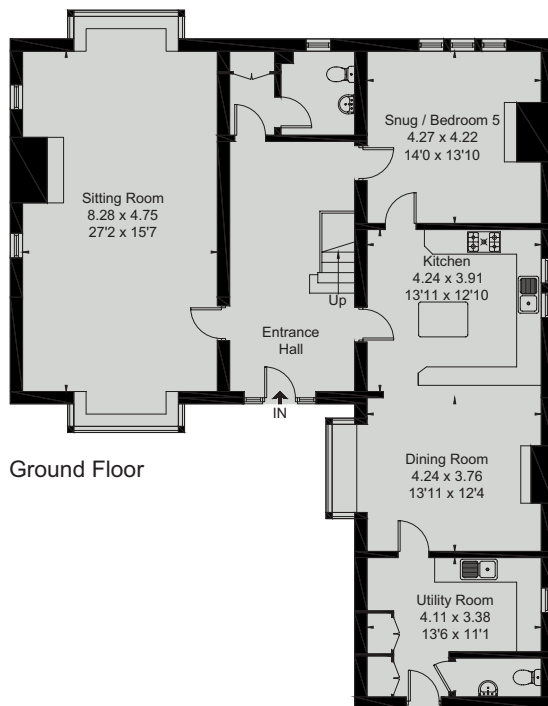
Superfast broadband available – 49 mbps. Mobile coverage – good.

Private road access, shared with four properties. Horseshoe House is liable for a 25% share towards any required maintenance.

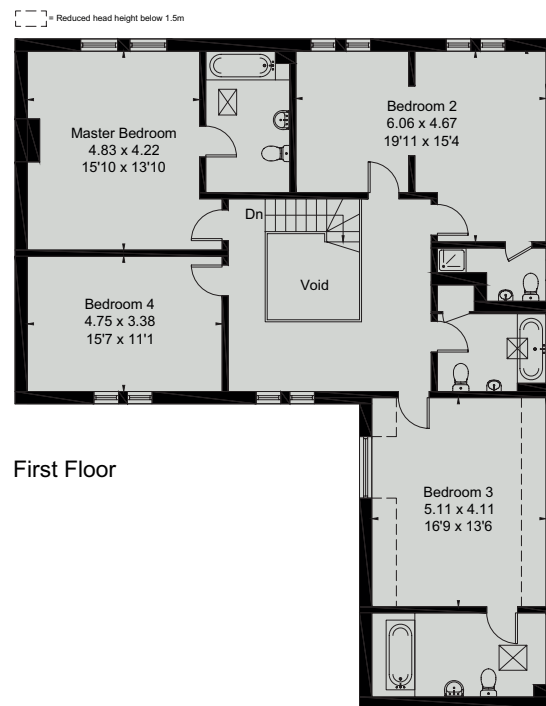




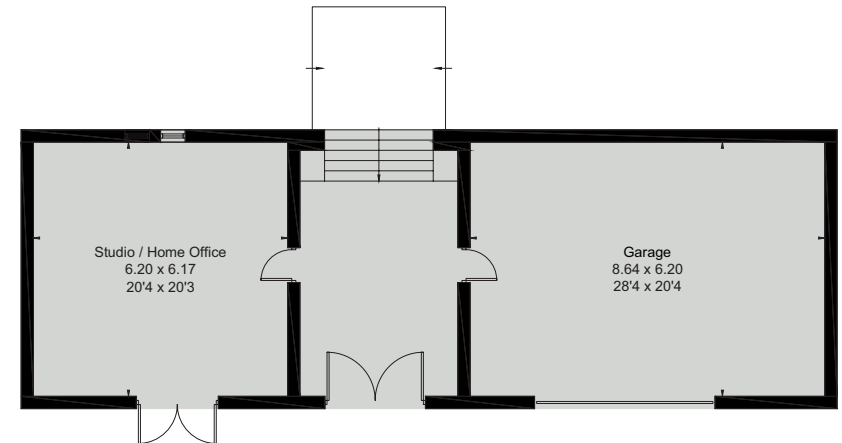
Approximate Floor Area = 279 sq m / 3006 sq ft
 Garage = 53 sq m / 573 sq ft
 Outbuilding = 38 sq m / 415 sq ft
 Total = 370 sq m / 3994 sq ft



Ground Floor



First Floor



Outbuilding
 (Not Shown In Actual Location / Orientation)

