



Fairleaze, Sion Hill, Bath, BA1 2UN

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A superb detached 5-bedroom house providing 2,600 sq. ft. of accommodation in this highly sought-after area of Lansdown

| Spacious entrance hall | Double aspect sitting room | Study | Dining room | Kitchen/breakfast room | Utility room | Cloakroom | Master bedroom with ensuite bathroom | Four further bedrooms | Family shower room | Established gardens | Double garage | Parking | Far-reaching south facing views over Bath |

Situation

Fairleaze is tucked away down a private road which gives access to three houses. Built in 1976, Fairleaze is situated in the bottom left-hand corner; it is very quiet and enjoys views across Bath to the south.

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

Fairleaze has been a much-loved family home and is now ready for its new owners. As such, the property requires some updating and modernising, providing a good opportunity for those wishing to live in this highly regarded area on Sion Hill.

Accessing the house via the front door, you are welcomed into a very generous entrance hall.

To your right, glazed doors open to the dining room which has views to the front of the house and a hatch through to the kitchen/breakfast room.

The kitchen/breakfast room is fitted with a range of country style units and has views to the south. This then opens through to a good-sized utility room with back door to the garden and a further door giving internal access to the double garage. Adjacent to the kitchen door is a downstairs cloakroom.

The hall opens through to the superb full length sitting room with double aspect and French doors to the garden. To the far end, on the right, you find the study.





Upstairs there are five bedrooms, a bathroom and a family shower room. The bathroom is Jack and Jill, and ensuite to the master bedroom.

Externally

The garden to the front of Fairleaze consists of a lawned section and a tarmac driveway with space for two cars. A double garage has an electrically operated door.

To the rear is a very good-sized terrace; a great place to enjoy the views. Beneath here the garden slopes downwards and is mainly lawned. There is a very fine beech tree in the bottom left corner.

General Information

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

Mains services connected.

Agent's Note

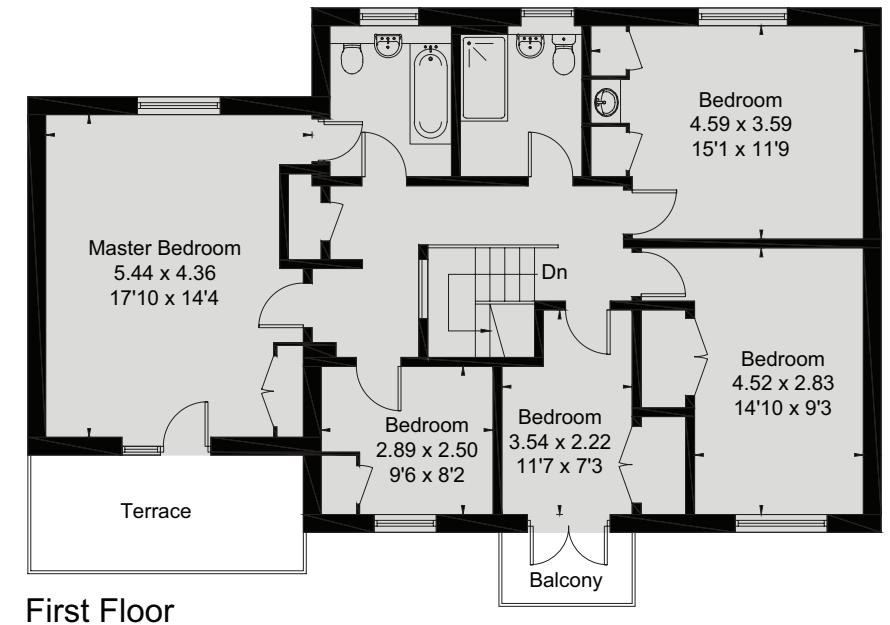
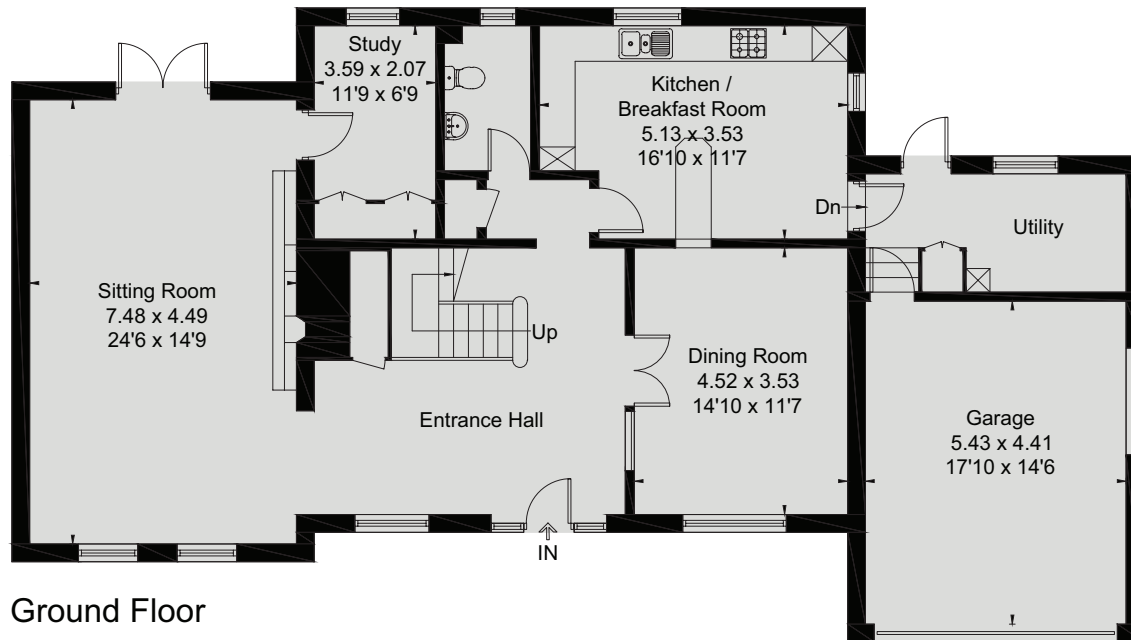
There is a piece of land to the east of the house which our client currently leases from Bath & North East Somerset Council. It is our understanding that this lease is not transferable to a new owner and the Council may not wish to enter into a new lease.

Purchasers should be aware that Fairleaze owns a 33% share in a strip of land that lies to the west of the garden and runs parallel with the private road that gives access to Ormonde House, Fairleaze, High Trees and Lorien. The two nearby properties, High Trees and Kilkenny House, also own a 33% share in the strip of land.

Please note that there is an active badger set in the garden of Fairleaze. Purchasers who are interested in making an offer for the property can be supplied an ecology report, which will be available via Crisp Cowley.



Approximate Floor Area = 246.8 sq m / 2656 sq ft
(Including Garage)



EST • 1879
**CRISP
COWLEY**

TEL: +44 (0) 1225 789333
WOOD STREET
BATH BA1 2JQ
CRISPCOWLEY.CO.UK

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