



Briars Cottage, Entry Hill Drive, Bath, BA2 5NJ

A detached property in need of total refurbishment or potentially a building plot, located in one of Bath's popular private roads on the Southern side of the city

| Entrance lobby | Hall | Living/dining room | Kitchen | Conservatory
| Shower room | 2 double bedrooms | Workshop/boiler room | 2 first floor rooms | Shower room | Generous eaves storage | Wrap-around gardens | Greenhouse | Garage | Parking |

Situation

Away from the bustle of Bath this property is situated on the southern slopes of the city benefitting from lovely views to the front.

Just over half a mile away, the Bear Flat amenities are excellent and include The Good Bear café, Da Vinci deli, the renowned Menu Gordon Jones restaurant, a pharmacy, pub, Co-op, Majestic Wine and Cook food shop. Further up Entry Hill, Combe Down village has an award winning delicatessen, bakery, Co-op mini-market and highly reputed car repair garage. Also close by are a Tesco Express, petrol station and a large Sainsburys supermarket.

The property is within easy distance of excellent schools, both private and state, including Beechen Cliff, Prior Park, The Paragon, Hayesfield and St Gregory's.

The wider amenities of the city centre offer a wonderful array of chain and independent retail outlets, many fine restaurants, cafés and wine bars along with a number of cultural activities including a world-famous international music and literary festival, the Theatre Royal, a selection of museums and art galleries and the attractions at The Roman Baths and Pump Rooms.

World class sporting facilities are available at Bath Rugby and Cricket Clubs and at Bath University and there are excellent spa and gym facilities at The Gainsborough, The Royal Crescent, The Priory and Combe Grove Manor Hotels.

Communications include a direct line to London Paddington, Bristol and South Wales from Bath Spa railway station. The M4 Motorway (Junction 18) is 10 miles to the north and Bristol Airport can be reached in around 45 minutes.

Description

Positioned on an elevated plot along the desirable Entry Hill Drive, Briars Cottage enjoys charming views from the front of the property and offers a rare opportunity to acquire a home with exceptional potential. Requiring full refurbishment throughout, this detached home is offered with immediate vacant possession and presents a blank canvas for those seeking to create a bespoke home in a well-regarded location.

The property is entered via a front door leading into a welcoming lobby and spacious entrance hall, complete with a coats cupboard and two additional built-in storage cupboards. To the right of the entrance is a useful workshop area, which also houses the gas central heating boiler.

A conservatory to the side of the property provides direct access to both the rear patio and the front garden, offering a pleasant connection between the indoor and outdoor spaces.





The kitchen includes a selection of wall and base units, an electric hob, two built-in ovens, and designated spaces for a fridge/freezer, dishwasher, washing machine, and tumble dryer.

A ground-floor shower room is fitted with an enclosed shower, WC, and basin.

The living and dining room is a bright and spacious area featuring dual aspect windows, sliding patio doors opening onto the garden, and a fireplace with an inset electric fire, providing a cosy focal point.

Two double bedrooms are located on the ground floor, both overlooking the rear garden and featuring fitted wardrobes.

A staircase leads to the first floor, where two further rooms can be found along with an additional shower room and generous eaves storage, ideal for flexible use or potential reconfiguration.

Outside

Briars Cottage is surrounded by established wrap-around gardens, with tiered sections at the rear featuring lawns and mature boundary hedging. To the front and side, a variety of flower beds and shrubs add seasonal colour, reflecting a long history of careful cultivation - the garden was once the recipient of local awards for its vibrant floral displays. There is also a patio area to the rear, ideal for enjoying sunny days or outdoor entertaining. A greenhouse is situated at the top of the garden.

The property benefits from a garage with an up-and-over door and inspection pit, along with parking for one car in front.

Whether you're looking to renovate for personal use or investment, Briars Cottage offers a unique and exciting opportunity in one of the area's most attractive residential locations.

General Information.

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

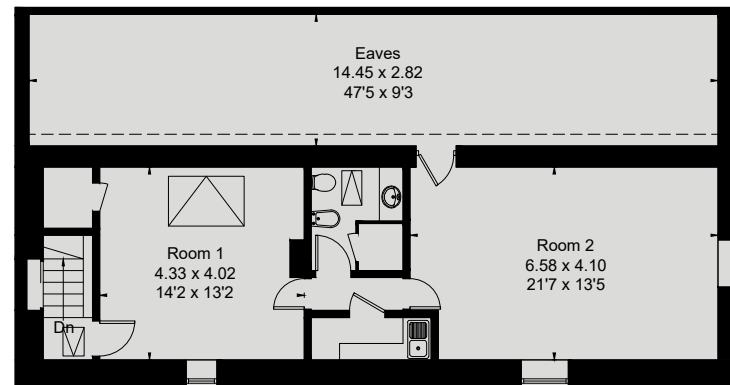
Freehold tenure.

All mains services are connected.

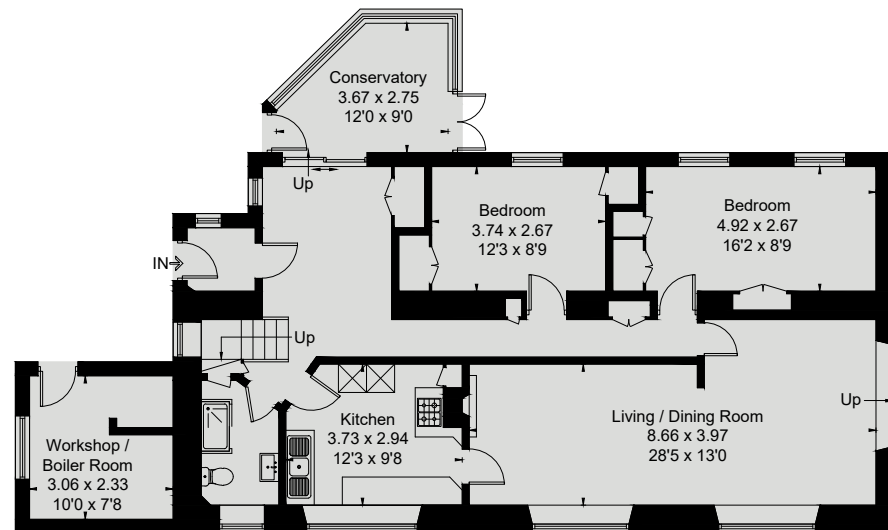
Immediate vacant possession.



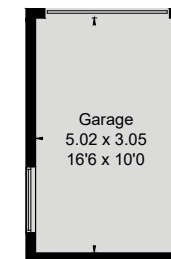
Approximate Floor Area = 178.5 sq m / 1921 sq ft
 Eaves = 40.8 sq m / 439 sq ft
 Outbuildings = 9.4 sq m / 101 sq ft
 Garage = 15.2 sq m / 164 sq ft
 Total = 243.9 sq m / 2625 sq ft



First Floor



Ground Floor



(Not Shown In Actual
Location / Orientation)

EST ● 1879
**CRISP
 COWLEY**

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

IMPORTANT NOTICE: Crisp Cowley, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Crisp Cowley have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prepared by Capture Property Marketing Ltd. Brochure by fourwalls-group.com