



11 Southcot Place, Bath, BA2 4PE

A fine Grade II listed Georgian townhouse located in a small square off Lyncombe Hill, just a few minutes' walk from local shops, Bath Spa Station and the City Centre

Entrance hall | Sitting room | Kitchen/breakfast room | Cloakroom | First floor drawing room | Second kitchen/dining room | Further cloakroom | 4 double bedrooms | Bathroom | Shower room | Boiler room | Vaults | Garage available by separate negotiation |

Situation

Southcot Place, a peaceful no-through road square, is located at the foot of Lyncombe Hill, one of Bath's foremost locations on the lower southern slopes of the City, within easy walking distance of Bath Spa railway station and the City Centre. The village atmosphere of nearby Widcombe Parade with its cafés, restaurants, convenience stores and popular pubs makes it a wonderful place to live.

The World Heritage City of Bath offers a superb 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, a selection of theatres, cinemas, museums and art galleries and the attractions at The Roman Baths and Pump Rooms. World class sporting facilities are available at nearby Bath Rugby and Cricket Clubs and at Bath University and there are excellent hotel, spa and gym facilities at The Gainsborough, The Priory, The Royal Crescent and Combe Grove Manor Hotels.

Southcot Place is perfect for easy access to a wide selection of both state and independent schools which include Widcombe Infant School, Prior Park College and The Paragon School, along with Monkton Combe and Ralph Allen Schools.

Communications include a direct line to London Paddington (approximately 90 minutes), Bristol Temple Meads and the South West from Bath Spa Railway Station. The M4 Motorway (Junction 18) is 10 miles to the north and Bristol Airport approximately 18 miles to the west.

Description

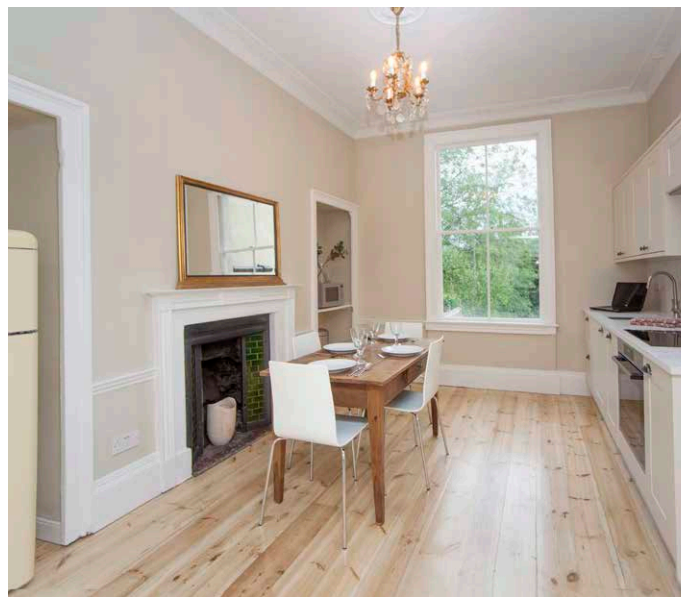
The accommodation on the ground floor offers a charming sitting room to the front as well as a kitchen/dining room to the rear, with an additional cloakroom also on offer.

Leading down to the lower ground floor are two beautifully proportioned bedrooms, together with a bathroom.

Access to the vaults is also from this level, with the boiler room in the basement.

On the first floor is the magnificent drawing room spanning the width of the house with tall ceilings, a large sash window which floods the room with natural light and a central fireplace.

A further kitchen/dining room and cloakroom are also located on this floor enjoying a pretty outlook to the rear.





On the second floor are two further generous bedrooms with the main bedroom offering dual aspect windows.

The shower room has been tastefully presented, complete with modern fittings.

Outside

To the front of the property is a pretty flagstone courtyard with ample space for a seating area and pots. To the rear is an attractive courtyard garden which has been beautifully landscaped with a pretty border filled with fine specimen plants. A charming gravel area creates the ideal space for al-fresco dining.

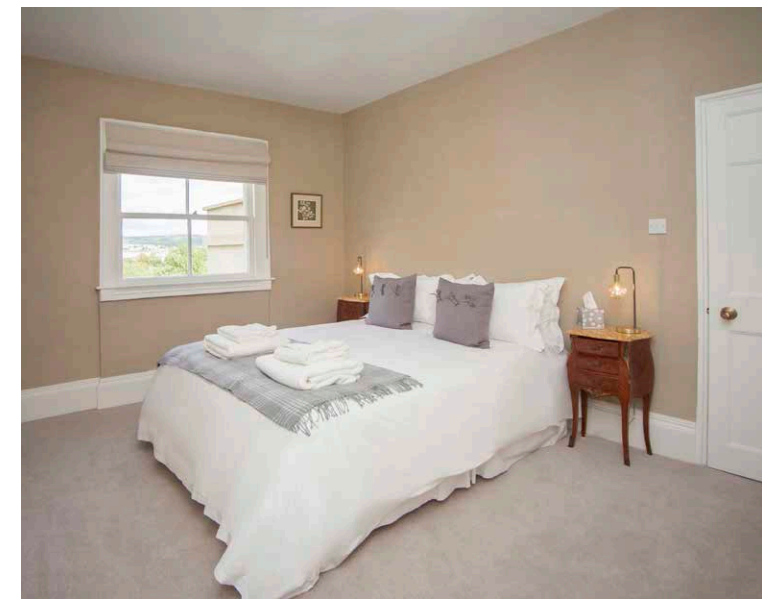
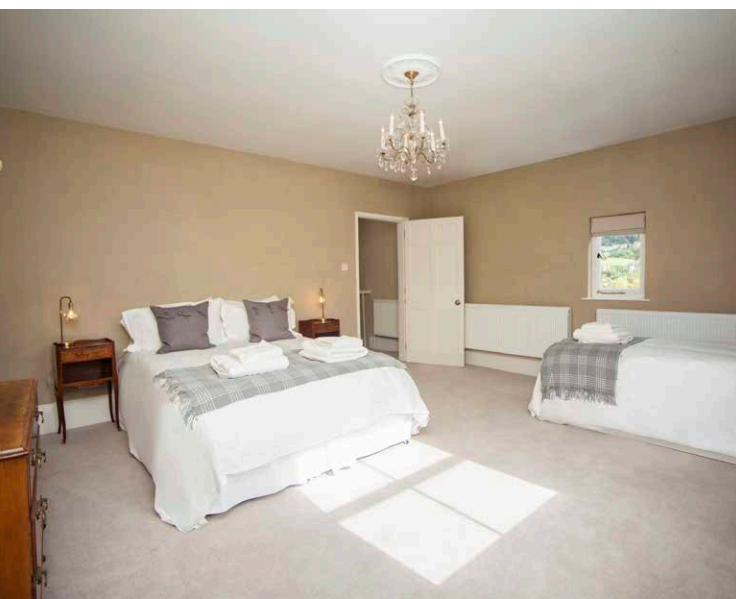
In addition to the house is the opportunity to purchase a single garage, a rare bonus this close to the city centre.

General Information

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

The tenure is Freehold.

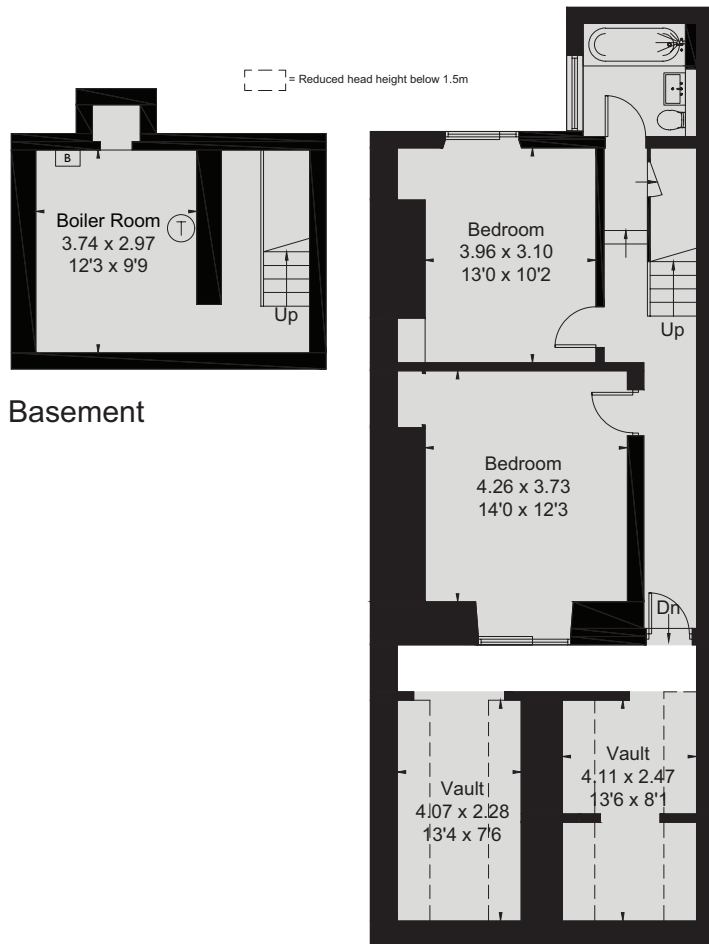
Mains services connected.



Approximate Floor Area = 219.3 sq m / 2360 sq ft (Excluding Vault)

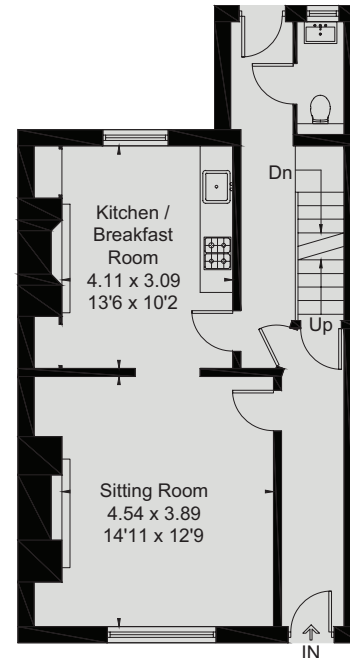
Basement = 19.6 sq m / 211 sq ft

Total = 238.9 sq m / 2571 sq ft

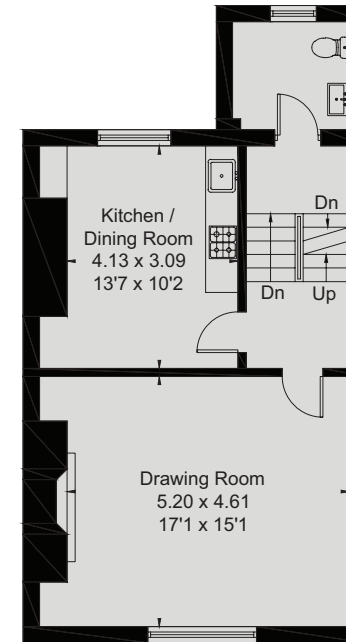


Basement

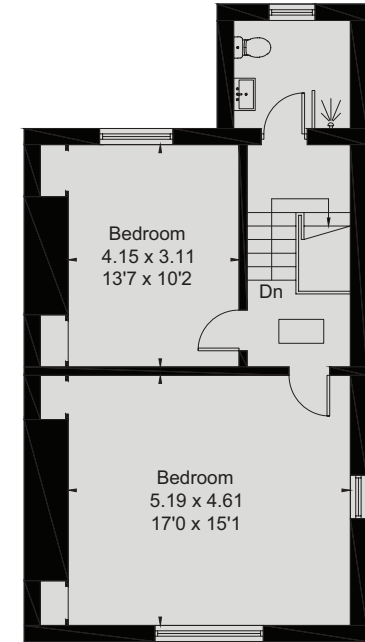
Lower Ground Floor



Ground Floor



First Floor



Second Floor

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