



Clarendon House Prospect Place Beechen Cliff Bath BA2 4QP



Clarendon House, Prospect Place, Beechen Cliff, Bath, BA2 4QP

A beautiful Grade II listed townhouse spanning 3,474 sq. ft. and providing a very useful self-contained apartment and its own garage

| Entrance hall | Kitchen/breakfast/living room | Dining room | Cloakroom | Utility room | Spacious drawing room | Master bedroom | Bathroom | Walk-in dressing room | 3 further bedrooms | Second bathroom | Lower ground floor providing gym/playroom, galley kitchen and double bedroom | Delightful secluded gardens | Home office | Playhouse | Garage |

Situation

Prospect Place is a hidden delight. There is gateway on Beechen Cliff Road which opens through to a charming pathway that is Prospect Place, a terrace of five Grade II listed Georgian houses. Clarendon House is the second house you come to and it has a wonderful gateway with pillared gate posts and wrought iron period gate. Steps lead up to a magical garden and to the front door of the house.

This location gives fantastic access to the city centre and Bath Spa Railway station, a 10-minute away walk down through Holloway. The Bear Flat amenities are also 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. Local access to both state and private schools including Beechen Cliff, Prior Park, Paragon and Hayesfield couldn't be better and as such Clarendon House makes a superb family property.

Description

Entering the house via the front door, you go through a beautiful timber surround entrance and into the generous sized hall with stone floors.

To your left you will find a fantastic double room which provides excellent family space.

The kitchen is to the rear of the house and opens to a breakfast and living room. The kitchen is fitted with attractive dark blue units with Silestone worktops. There is a central island with timber worktops. Appliances include a gas range cooker, Neff integrated dishwasher and an American style fridge. There is also a double Butler's sink with stylish brass taps. The views over the gardens at the rear are via two very large sash windows with shutters.

The front portion of the room makes a great family space to both dine and relax. There is a fine central marble fireplace which is flanked by built-in cupboards and shelves above. To the rear of the main hall you firstly come to a handy cloakroom on your right and a large walk-in cupboard, ideal for shoes and coats.





Dark blue upper wall cabinets with brass knobs.

White decorative shelf with framed pictures and decorative objects.

Dark blue lower wall cabinets with drawers and brass knobs.

Black range hood, gas cooktop, and oven.

Dark blue wall cabinet above the countertop.

Large multi-paned window with a view of greenery.

White radiator under the window.

Central island with a white countertop and dark blue base, featuring two wooden bar stools.

Dark blue lower wall cabinets with brass knobs.

Dark blue upper wall cabinets and a stainless steel refrigerator.

There is also a door which leads down to the lower ground floor. At the rear of the house is a generous utility room with plumbing for a washing machine and dryer and there is a space for extra refrigeration.

Up to the first floor, you immediately are struck by the magnificent staircase which is not the usual format you find in Bath townhouses. It sweeps up, giving a great sense of space and grandeur.

On the half landing is a bathroom with classic roll top bath and a marble wet room style shower.

On the first floor you find the spacious drawing room; a superb room, ideal for entertaining. The views are very special from this upper level taking in both the trees and, to your right, down to the city below. The room has fine timber flooring, period cornicing and original shutters. A marble corbel fireplace has bookshelves and cupboards to either side.

The master bedroom is also found on the first floor with attractive views of the garden. A further fireplace with built-in cupboards completes the room.

On the first floor landing there is an excellent walk-in dressing room providing a great deal of hanging space.

On the top floor you will find three very good-sized bedrooms and a bathroom. The two rooms to the front of the house have terrific views.

The lower ground floor of Clarendon House provides excellent versatile accommodation. There is a gym room to the rear, which could also make a great playroom for kids. In addition, there is a galley kitchen with sink and oven, and a very good-sized double bedroom with its own access from the front of the house, ideally suited to provide Airbnb style accommodation.

Externally

The gardens to the front feel very secluded and private and are accessed by the pathway from Beechen Cliff Road. You enter the front garden through a superb arching Yew hedge. There are lawned sections flanked by a good range of herbaceous plants and shrubs.

The rear, south facing garden provides a terrace for dining and steps lead up to a small home office with a wood burning stove, providing a great place for home working. The rest of the garden is mainly laid to lawn. There is a sweet children's playhouse, and at the rear of the garden there is a garage and rear gate access to Beechen Cliff Road.

General Information

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

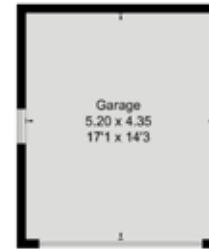
The tenure is Freehold.

Mains services connected.





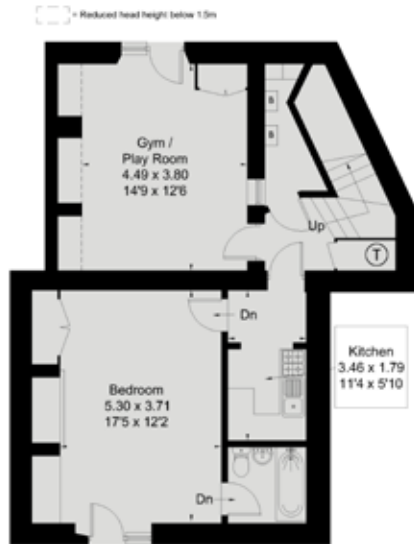
Approximate Floor Area = 322.8 sq m / 3474 sq ft
 Garage / Garden Office = 28.0 sq m / 301 sq ft
 Total = 350.8 sq m / 3775 sq ft



(Not Shown In Actual Location / Orientation)



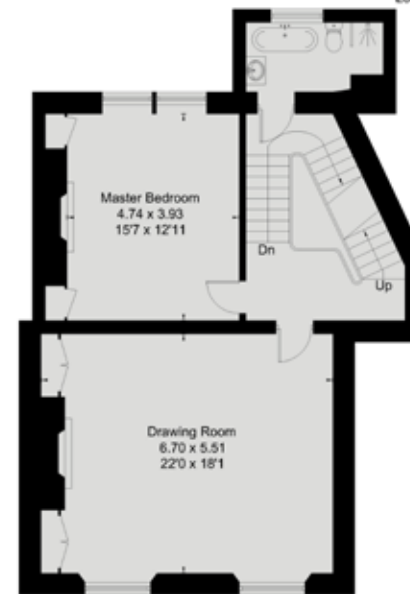
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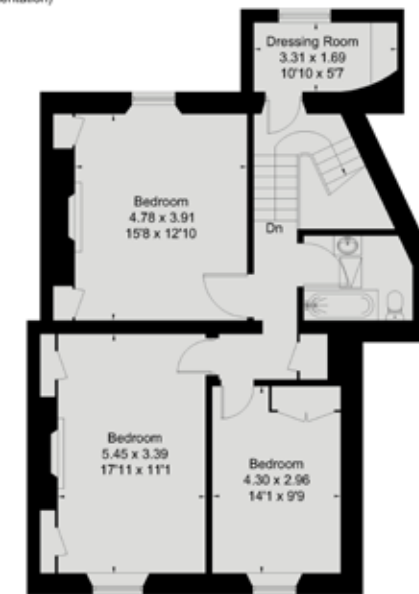
Lower Ground Floor



Ground Floor



First Floor



Second Floor

CLARENDON

HOUSE

