

Widsen  
Homes



8, Caroline Buildings  
Bath. BA2 4JH

Asking Price: £1,050,000





5 bedrooms



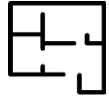
2 shower rooms and  
cloakroom



Long rear gardens



Resident's parking zone



2419 Sq. ft. / 224 Sq. m.

### The Property

- Very spacious Grade II listed Georgian townhouse.
- Stylishly refurbished in the last 4 years.
- Retained period character
- Long, well-designed gardens
- 5 storeys of accommodation with excellent work-from-home space.

### The Location

- Minutes from the city of Bath
- In the heart of sought-after Widcombe
- Widcombe Infants' and Juniors' Schools on the doorstep.
- 0.4 miles to Bath Spa Railway Station
- Close to independent shops and cafes of Widcombe High Street
- Lovely semi-rural walks nearby including the Kennett and Avon Canal just beyond the rear garden gate.







**The Property:** This wonderful, Grade II listed townhouse has been modernised since 2021 to include rewiring, replacement shower rooms and kitchen, addition of a top floor kitchenette/WC and replacement radiators and carpets. It features fabulous space for growing families and blends Georgian character with excellent storage, modern style and practical convenience just minutes from the city centre, train station and Widcombe Infants and Junior schools.

**Ground Floor:** The entrance vestibule and hallway access a large sitting room (with twin multi-pane sash windows and log burner) and adjacent, a snug ideal for use as a TV room. On the lower half-landing there is a useful utility room with WC, and access to the garden.

**Lower Ground Floor:** Downstairs, the kitchen/breakfast room and dining room are situated. The kitchen is recently fitted and very stylish comprising a good selection of cabinets and a large central island with quartz worktop provides cooking and dining space. Appliances include an American style fridge/freezer, 3 Neff integral ovens and an induction hob. There is also recessed spotlighting and Karndean luxury plank flooring.

The dining room is characterful and intimate with exposed stone walls, Travertine tiled flooring and plenty of space for a good-sized dining table.



**First Floor:** Here, there is a very generous double bedroom 1 featuring plentiful wardrobe storage and sash windows. The large shower room comprises high quality fittings with an oversize shower cubicle. A cupboard houses the first GCH boiler and pressurised hot-water cylinder. Finally on this floor, there is a very large cupboard with built-in shelving

**Second Floor:** Upstairs again accesses 2 attractive double bedrooms (with views towards the canal, to the rear) and a stylish shower room.





**Third Floor:** On the top floor, there is the bonus of 2 further bedrooms, most recently used as excellent home-offices. There is a cloakroom on this level and a smartly presented, small kitchenette area perfect for the coffee machine alongside large storage and an additional GCH boiler.

**Outside:** The front garden is mainly paved with a gate and pathway and space for a scooter or moped to be housed, if desired. From here there are steps down to the open vaults which provide useful storage.

The rear garden has been landscaped by the current owners and is attractively presented in long, broad terraces. We begin with a secluded, lower patio seating area which steps up to a further decked patio and then on to the long lawn. To the rear is a further patio seating area. Finally, a wilder rear patch, with a garden shed, leads to a gateway in the wall which accesses the towpath of the beautiful Kennet and Avon Canal.

**The Location:** Widcombe is a highly desirable location and well-loved 'village' just to the South of the City Centre with the City and Bath Spa train station just a short walk away. At its heart, Widcombe Parade caters for day-to-day needs with a Co-op, convenience store, Doctor's Surgery, Pharmacy and Dentist. It also features the welcoming pubs/eateries, The Ram (with Widcombe Deli) Halfpenny Restaurant, White Hart and Columbian Café. With Prior Park Garden centre, nearby.

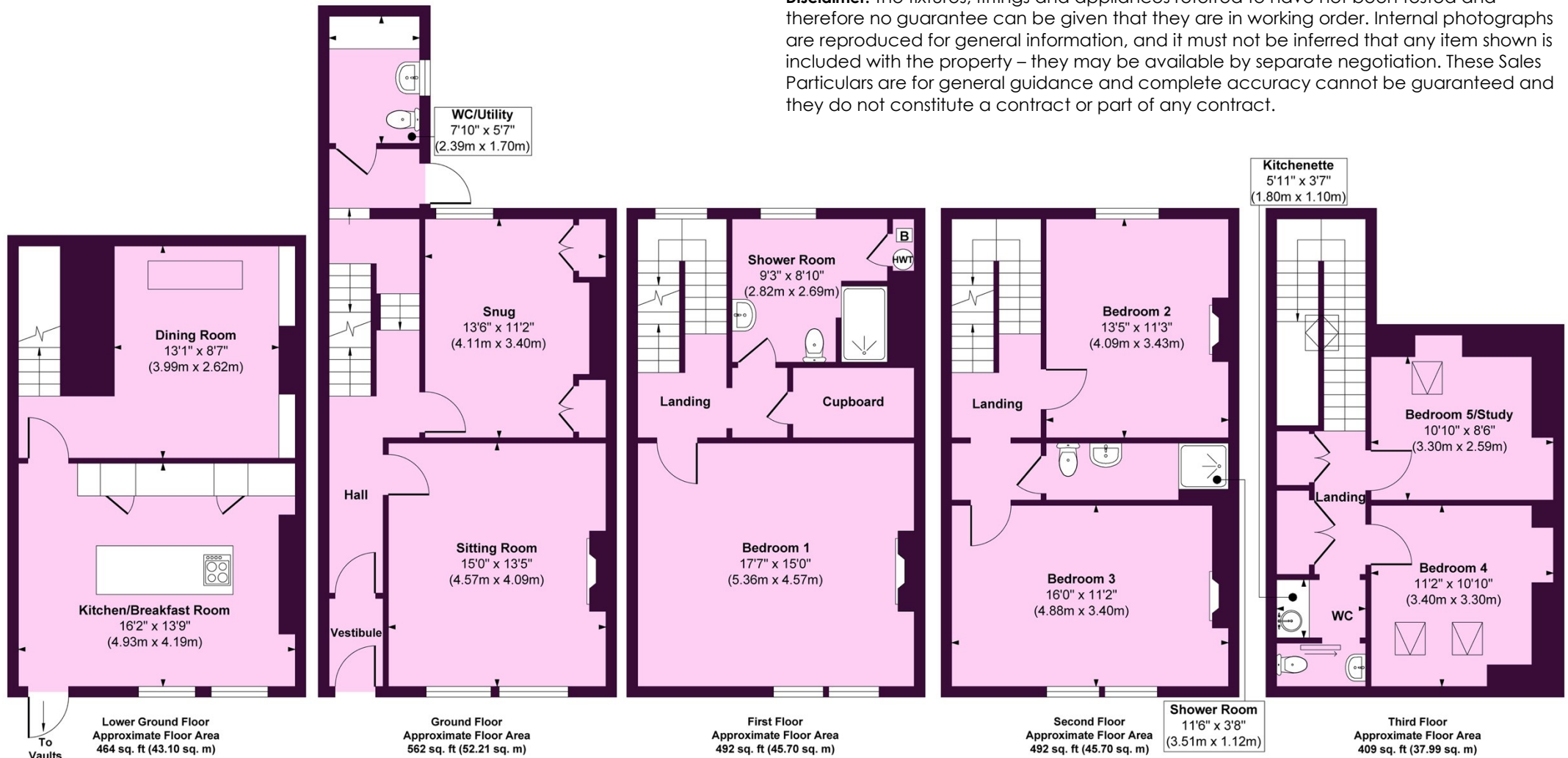
Further up Widcombe Hill you can access the National Trust skyline walk, connecting Widcombe to Combe Down, with breath-taking views of the city. On Bear Flat nearby, Alexandra Park also affords beautiful views across city and countryside. There is also nearby access to local River Walks and the Kennett and Avon Canal.

There is a good range of highly regarded local schooling, including Widcombe Juniors and Infants and the Paragon and Prior Park Independents schools. Easily accessible are extremely popular Beechen Cliff and Hayesfield Secondary Schools.

**Directions:** Caroline Buildings is set back from the A36 Pulteney Road, to the east of the Churchill Bridge Roundabout. Number 8 is positioned on the high pavement between Widcombe Co-op and the turn onto Pulteney Avenue. Please contact Wisden Homes to arrange a permit for you to park across the road by Widcombe Junior School, for your viewing.



**Disclaimer:** The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property – they may be available by separate negotiation. These Sales Particulars are for general guidance and complete accuracy cannot be guaranteed and they do not constitute a contract or part of any contract.



### APPROX. GROSS INTERNAL FLOOR AREA 2419 SQ. FT / 224.70 SQ. M

Whilst every attempt is made to ensure the accuracy of this plan, depiction and measurements of rooms, doors, windows, compass points and other items are approximate and no responsibility is taken for any error.

This plan is for illustrative purposes only and is not drawn to scale.

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