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149 Bradford Road  
Combe Down, Bath

 Peter Gcreateorex





A distinguished double-fronted detached  
period home in the heart of Combe Down

Offers in excess of  
£1,250,000



## Overview

A rare opportunity to own a distinguished double-fronted detached period home in the heart of Combe Down, Bath

Built in 1923, this elegant property retains many of its original features, including high ceilings and classic period detailing. Notably, this particular home was owned by the gentleman who constructed the surrounding Edwardian houses along this sought-after row. Set on an enviable plot with a circular driveway and two entrances, the property offers generous living space, including five bedrooms, a study, and multiple reception rooms. The recently refurbished kitchen and bathrooms enhance the home's charm, while built-in storage solutions provide practicality throughout.

A standout feature is the expansive, level rear garden with mature plantings, offering a peaceful retreat. Additionally, the property benefits from planning permission for a stunning rear double-storey extension, with carefully designed interior plans already in place, including a new kitchen, butler's pantry, and library.

Perfectly positioned within walking distance of Bath city centre and just steps from Shepherd's Walk, this home combines the best of both urban convenience and countryside tranquillity. This is a rare opportunity to own a charming period home in an exceptional location.











## Location

Located in the desirable village of Combe Down, 149 Bradford Road offers the perfect blend of suburban tranquillity and city convenience

There are a wide variety of local shops and amenities in the village including a doctor's surgery, dental surgery, a selection of local supermarkets, bakery, pharmacy, hairdresser's, pubs, deli, bike repair shop and Post Office. Sainsbury's is less than a mile away.

Bradford Road is ideally located for schooling. Combe Down has two nursery schools, two well-regarded state primary schools and is in walking distance of Ralph Allen and Beechen Cliff secondary schools. In the private sector, The Paragon, Prior Park College and Monkton Combe schools are also within walking distance of the property. For outdoor enthusiasts, Shepherd's Walk is just steps away, leading to beautiful countryside, including trails along the Bath skyline, with its scenic views and into the Midford Valley.

With easy access to transport links, including Bath Spa train station (London Paddington 1hr 15 mins), and major road networks (Bristol approx. 13 miles) this home is ideally situated for both work and leisure. Bristol Airport is 20 miles away.

## Further information

Planning permission has been secured (Building Control fees paid) approved plans for a double-storey rear extension, including a kitchen, dining area, butler's pantry, library, first floor Master Bedroom with en suite and 2 metre walk in closet.

REF: 16/O4027/FUL

Gas central heating  
Double glazing throughout  
Council Tax – Bath & North East Somerset Band G  
Mains gas, electricity and drainage  
Ultrafast broadband  
Standard construction

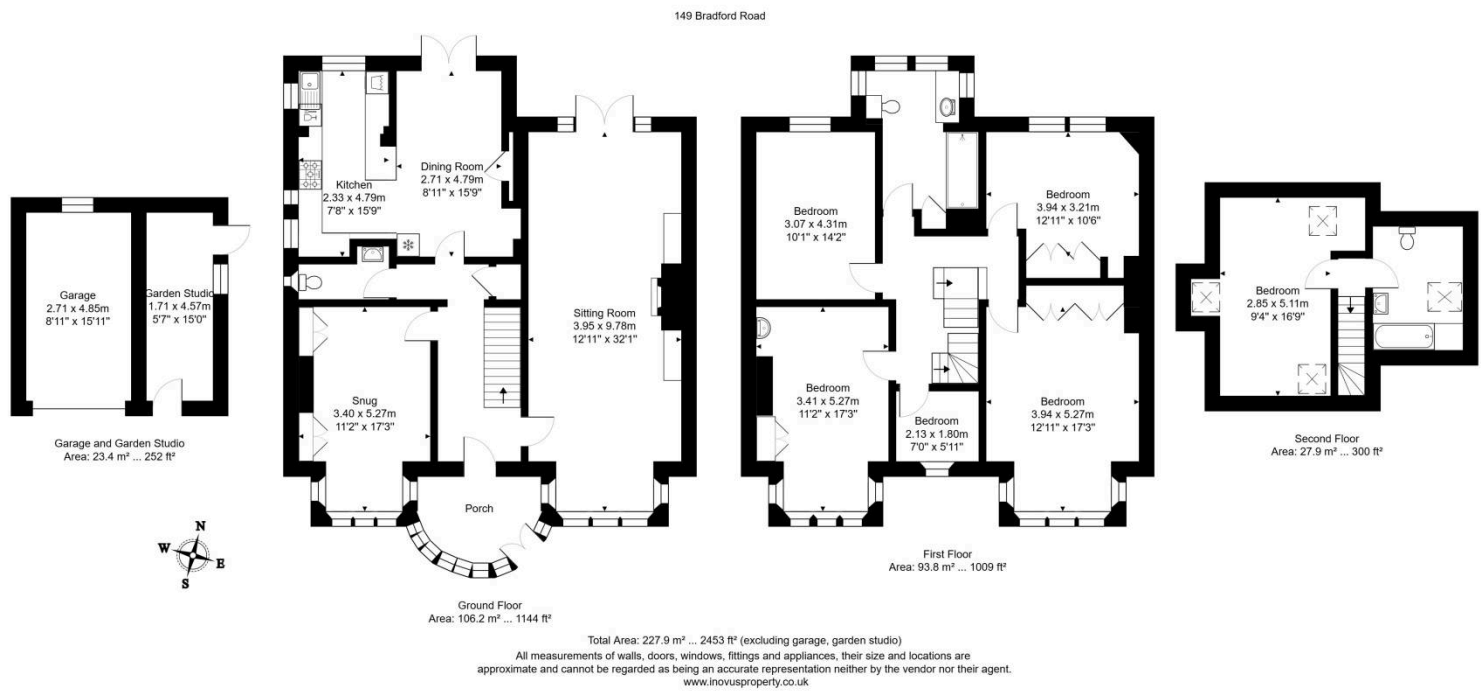
### KEY FACTS

- Detached period property (1923)
- Spacious layout
- Large, flat rear garden
- Recently refurbished
- Ample built-in storage
- Circular driveway
- Separate garage and annex
- Prime location
- Unique history

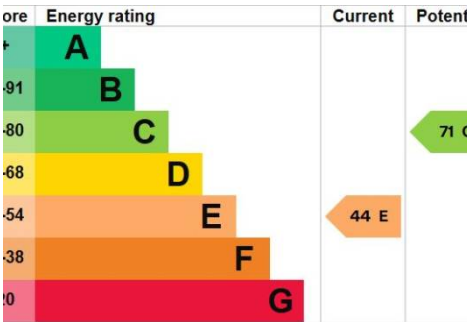




Floorplan



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For more information please  
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