

11 Belmont

Bath, Somerset





An exceptional Grade II listed townhouse in the centre of Bath

Junction 18 of the M4 10 miles Bristol 12 miles, Short walk to Bath Spa Station (London Paddington 90 minutes)
(Distances are approximate)



Summary of accommodation

Entrance Hall | Dining Room | Drawing Room | With Drawing Room | Kitchen | Family Room | Study | Utility Room | 2 Cloakrooms

Master Suite with Dressing Room and En Suite | 4 further Bedrooms (with potential for another bedroom) | Shower Room

Garden and Grounds

Courtyard | Vaults | Residents' Parking



Situation

Times and distances are approximate



Belmont is situated on the lower slopes of Lansdown just off the Circus, close to the city centre and with easy walking access to Bath Spa Station which provides high speed rail links to London and the West.



The city of Bath provides first class shopping, education and leisure facilities and there is also a huge range of sporting opportunities in and around Bath including golf, cricket, horse racing and rugby.



Schools in Bath and the surrounding area, both in the private and state sector for boys and girls of all ages, are renowned for their quality. Kingswood, The Royal High, King Edwards, Monkton Combe, Beechen Cliff, Hayesfield, St Marks and St. Stephen's are all within easy reach. Bath University is ranked in the top ten in the country by the Sunday Times.



11 Belmont

11 Belmont is an exceptional and stunning Grade II listed Georgian town house in the centre of the city of Bath. The accommodation is arranged over five storeys with a kitchen/breakfast room (with access to the rear garden), a cloakroom and a dining room to the front of the property. On the first floor are the grand reception rooms (drawing and withdrawing rooms). The bedrooms and bathrooms are on the upper floors with a master suite comprising a large double bedroom, dressing room and en suite bathroom. There are three further bedrooms and a bathroom on the upper floor.

The basement (the former kitchen) is a spacious TV lounge which leads to the rear vaults and onto the rear courtyard. There is also a spacious study room (which could be an occasional bedroom) with storage cupboards. There are additional vaults to the front, one of which has a door leading onto Lansdown Road.

One of the “stand out” features of the house, apart from its immaculate condition, is the rear garden with its raised terrace and manicured lawned garden which commands stunning views across Bath towards Bath Golf Club. Views like this from the centre of Bath are extremely rare and absolutely stunning and are a must view.











FLOORPLAN

Approximate Gross Internal Floor Area
 Total: 377 sq m / 4,058 sq ft (Including Vaults)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Property Information

Services:
 We are advised that mains gas, electricity and water are connected.

Tenure:
 We are advised that the property is Freehold.

Local Authority:
 Bath and North East Somerset - 01225 477000

Council Tax:
 Band G

EPC:
 D

Postcode: BA1 5DZ

Viewings:
 All viewings strictly by appointment only through the vendor's sole selling agents, Knight Frank LLP.



Bath

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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