



# 17 Cleveland Walk

Bath







# A beautiful, Arts and Crafts style, detached family house with garage and additional self-contained accommodation situated in a desirable residential area convenient for Bath city centre.

Bath city centre & Bath Spa train station | 1 mile (approximately 15 minute walk). Bristol | 15 miles. M4 (Junction 18) | 10 miles.  
London Paddington via train from 1 hour and 15 minutes.  
(Distances and times are approximate)

  
5-6

  
4-5

  
5

## Summary of accommodation

### Main House

**Ground Floor:** Entrance Hall | Sitting Room | Snug | Cloakroom | Kitchen | Utility |Garden/Dining Room | WC | Studio/Office/Gym

**First Floor:** Main Bedroom with balcony | 3 Double Bedrooms | Family Bathroom

**Second Floor:** Bedroom | En Suite Shower Room | walk in wardrobe/dressing room

### Cabin/Summerhouse

Living Room/Kitchen | Shower Room | Double Bedroom | Private Terrace and hot tub

### Garden and Grounds

Detached Garage | Driveway parking for up to four cars



# Situation

(Distances and times are approximate)

There are lovely walks to be enjoyed across National Trust land, up to the Bath Skyline, as well as along the Kennet and Avon Canal towpath. Views across the city of Bath are wonderful.

Local shopping facilities are available on nearby Bathwick Hill including a Tesco Express, Myrtle Mee florist and Dexters, a popular independent coffee shop. The City Centre provides a wealth of cultural, culinary and recreational facilities.

There is an excellent range of schools close by, both private and state, including King Edward's within easy walking distance, and Prior Park College, The Paragon Prep school, Monkton Combe, Ralph Allen, Bathwick St Mary's Primary School and Widcombe Infants & Juniors to name but a few.

The highly regarded University of Bath is within 1 mile and provides a wide range of sports facilities used by many elite athletes, including a 50m pool, athletics track and a bob sleigh run. Bath Spa University is approximately 5 miles away.



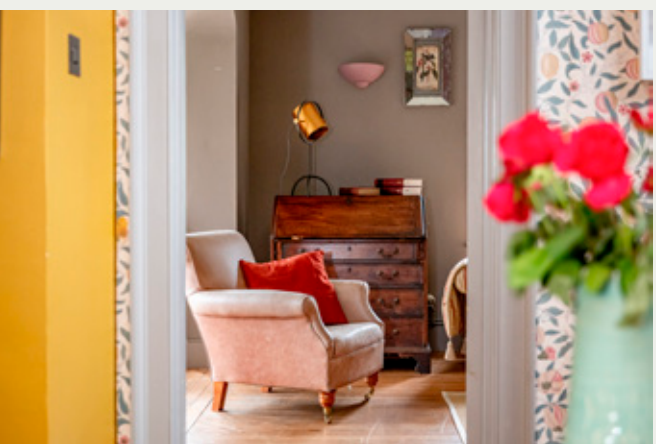
# The Property

No. 17 is a wonderful five bedroom family home set back off the road in a generous corner plot. Built of Bath stone in the 1930's it is rich in Arts and Crafts detail including Crittall windows, an oak staircase and solid wood flooring. The current owners have retained these details whilst extending and updating the property over the past 25 years. An attractive portico houses logs and provides shelter to remove muddy boots before entering the welcoming entrance hall via a solid oak door. The staircase is a feature as is the original oak floor. There is a cloakroom and the reception rooms lead off this hall. There is a cosy snug/tv room with stone fireplace and open fire.

A generous sitting room is the perfect place to relax overlooking the garden and two pairs of Crittall doors open onto a decked terrace. A family kitchen is at the heart of the home. Features are a gas fired Aga, Belfast sink, original oak flooring and space in the centre for a good sized table.

Off the kitchen is an impressive dining/living room. The current owners added this and it is perfect for entertaining. There is a glass atrium, contemporary stove, and doors to a decked dining terrace.

Upstairs on the first floor are four bedrooms and a large family bathroom. The principal bedroom is dual aspect, has built in wardrobes and a private roof terrace from which to enjoy panoramic views across Bath and beautiful sunsets. An attic room at the top of the house is bedroom five and has an en suite shower and under eaves storage cupboard. Attached to the house is a home office/studio/gym.















# The Cabin

Within the garden The Cabin benefits from its own entrance off Cleveland Walk. It has been recently refurbished with new kitchen and bathroom, and is thoughtfully designed and well equipped to provide self contained accommodation, perfect for independent family members or as rental income. The structure is well insulated and windows and doors are double glazed. There is a good living room with kitchen and space for a dining table, a shower room, dressing area and a double bedroom. The bedroom has double doors onto a private terrace.







## Gardens and Grounds

Double gates off Sham Castle Lane lead to a forecourt off the house providing parking for several cars. There is also a detached garage with electric up-and-over door, power and light. The established garden around the house is well enclosed, level and mainly laid to lawn with flower borders containing a wide range of mature shrubs, trees, bushes, bulbs and plants.

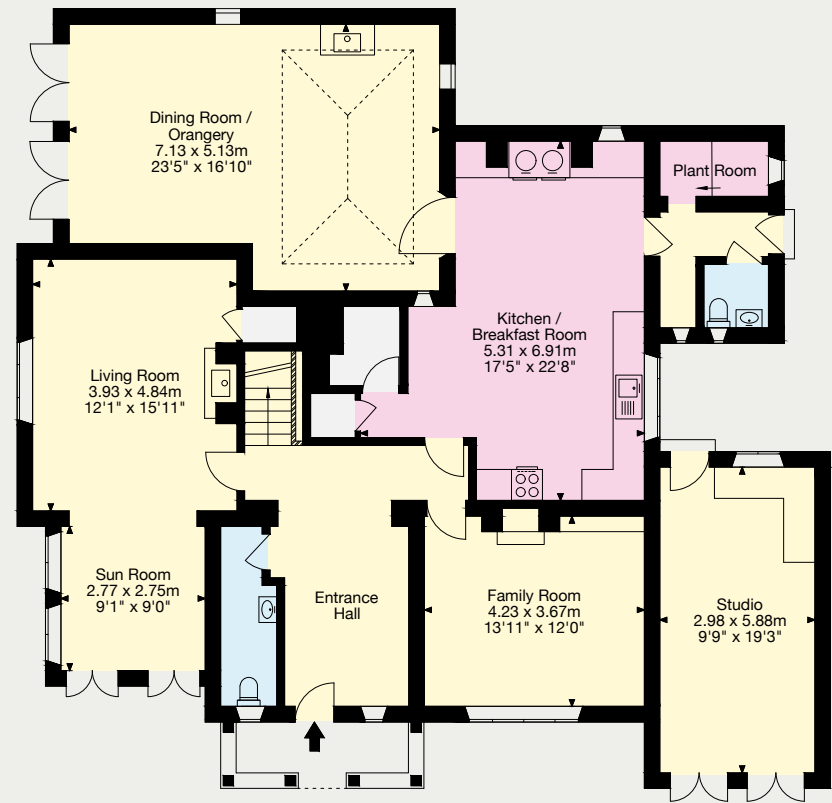
There is a large decked area leading off the house perfect for dining and entertaining, all on one level and benefitting from evening sun and fantastic city views. A magnificent mature wisteria has been trained across this west facing wall of the house. From the kitchen door on the other side of the house a path leads up to The Cabin. This has its own private terrace and access from Cleveland Walk. There is also a useful storage building.



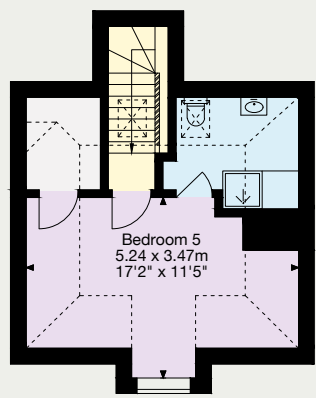
FLOOR PLAN

Main House = 286 sq m / 3,078 sq ft  
Summer House = 33 sq m / 355 sq ft  
Garage = 23 sq m / 247 sq ft  
Outbuilding = 8 sq m / 86 sq ft  
Total Area = 350 sq m / 3,766 sq ft

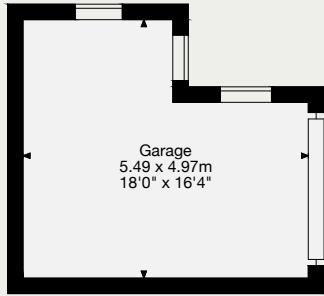
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Ground Floor  
Main House



Second Floor



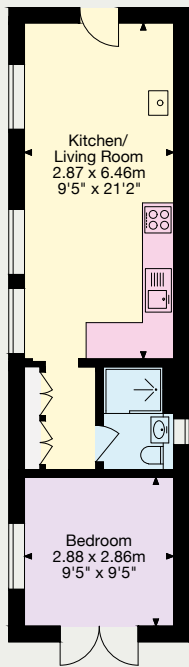
Garage



Outbuilding



First Floor



Summer House

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Property Information

Services:

We are advised that mains water, gas, electricity, and drainage are connected to the property. Gas central heating. The cabin has electric heating.

Tenure:

We are advised that the property is Freehold.

Local Authority:

Bath and North East Somerset - 01225 477000

Council Tax Band:

H

What Three Words:

///motor.lately.mini

Directions (BA2 6JW):

Please enter the property via the double gates on the right at the top of Sham Castle Lane.  
Note: this is off Cleveland Walk.

Viewings:

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





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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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