

Trafalgar House

29 Sion Hill, Bath





A unique and impressive, Grade II listed, semi-detached Georgian home with garages and garden in a superb, elevated location.

M4 (J17 or 18) 10 miles, Central Bath 1.5 miles, (All distances are approximate).


5


2


3

Summary of accommodation

Main House

Basement: 2 Cellars/store rooms

Ground Floor: Lobby | Hall | WC | Living Room | Study | Kitchen | Dining Room | Utility

First Floor: Principal Bedroom | Bathroom | Utility Area |WC

Second Floor: Two Bedrooms | Family Bathroom

Third Floor: Two Bedrooms | Family Bathroom

Outside

2 Garages/Workshop with parking in front for two cars | Summer House | Walled Garden

Situation

(Distances and times are approximate)

Trafalgar House occupies an open corner situation at the southern end of Sion Hill. It overlooks the Approach Golf Course, allotment gardens, and Royal Victoria Park; its elevated position connects it easily to the Cotswold Way, countryside walks, hills and woodlands.



Sion Hill is also a short walk from the city centre, offering easy access to all Bath's shops, restaurants, bars and entertainment facilities, as well as its wide range of cultural attractions.



There is also a huge range of sporting opportunities in and around Bath including golf, cricket, horse racing and rugby.



A number of good state and independent schools are within easy reach, including Kingswood and The Royal High School, located within easy walking distance.



The House

Trafalgar House is a unique and impressive semi-detached Georgian home, built in Bath stone. It features exceptional period details and has been extended in recent years.

Inside, there's a lobby with cloakroom/WC, through to the hall. Here, stairs lead up to a further three floors. Ahead is the kitchen and connecting dining room. An Aga range, electric ovens and cupboards are built around the original chimney breast, with kitchen sink and units on the wall opposite and island unit at its centre. The adjacent dining room is a new extension, with a lantern roof skylight, and large, south-facing window that allows light to flood through the room and into the kitchen. Fitted cupboards run wall-to-wall, adding to the ample storage. There's further storage in the utility room, tucked away at the back of the staircase (originally, an external courtyard), and in the large store areas in the basement.

There are two adjoining living rooms on the west side of the house, both with attractive, French-style doors that open onto the walled garden. One room (study) has a window facing south and the other has a fireplace with wood burner and cabinetry built into the alcoves.

The principal bedroom is on first floor and includes dual-aspect windows, wardrobe storage in both alcoves and along one wall. Originally, the two main rooms on this floor would have been connected and so it would be possible to rejoin them if an ensuite is required. A family bathroom, utility area - with space for washing machine and tumble dryer - and a separate WC are also on this floor.

The second floor has two large bedrooms and the third floor, two more bedrooms, plus a family bathroom. Each of the bedrooms has wonderful views - some across the garden, others across parkland and allotments to the southern hills.

There is further storage in the loft.







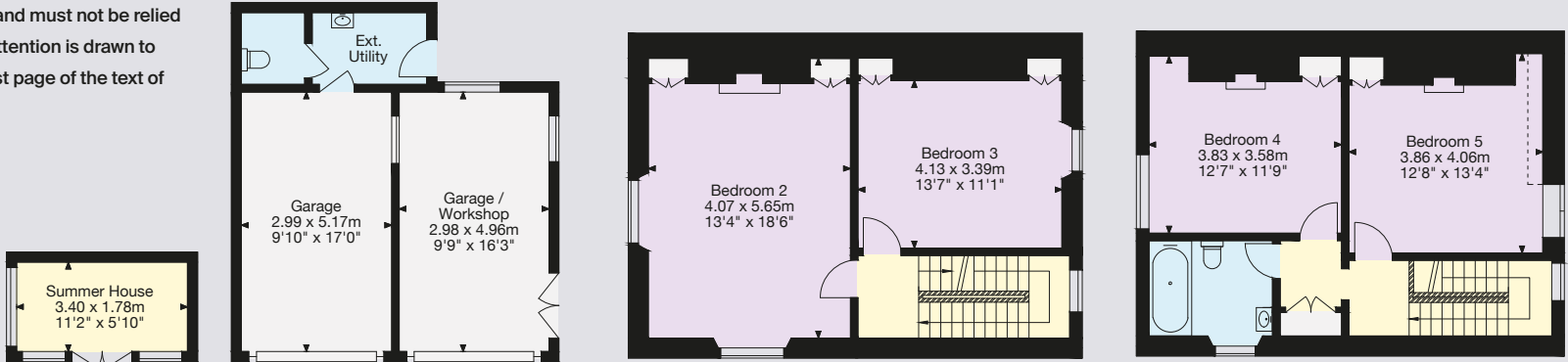




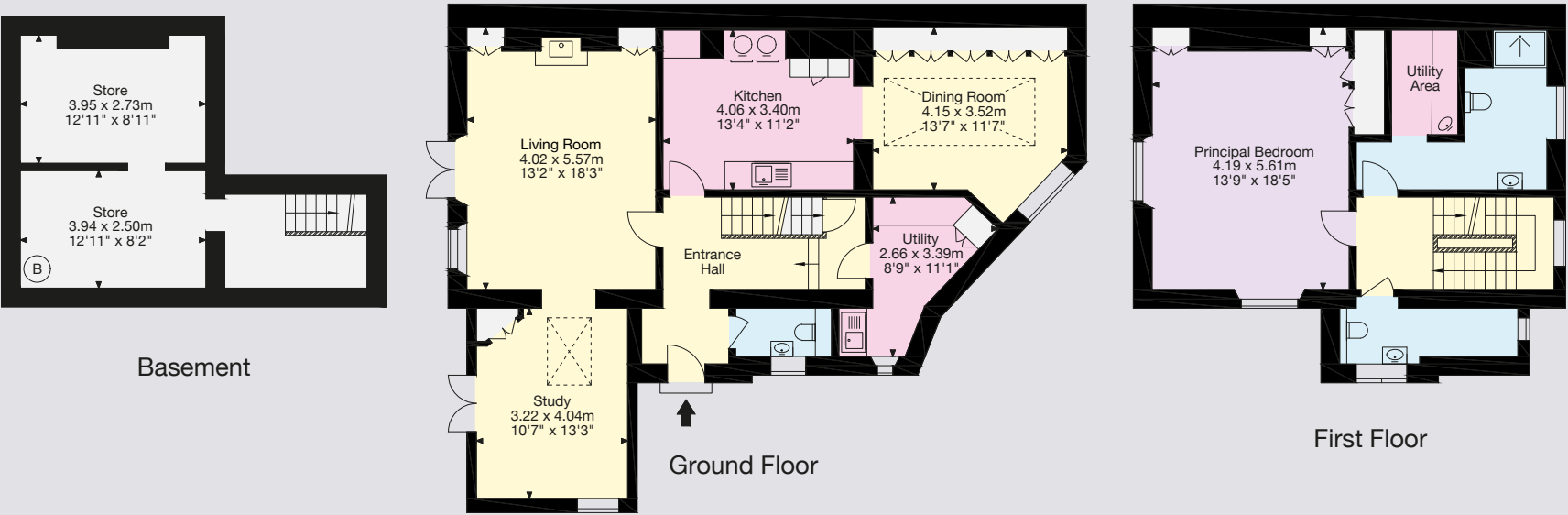
FLOORPLAN

Approximate Gross Internal Floor Area
Main House = 255 sq.m / 2,744 sq.ft
Garage/Workshop = 36 sq.m / 387sq.ft
Summer House = 6 sq.m / 64 sq.ft
Total Area = 297 sq.m / 3,195 sq.ft

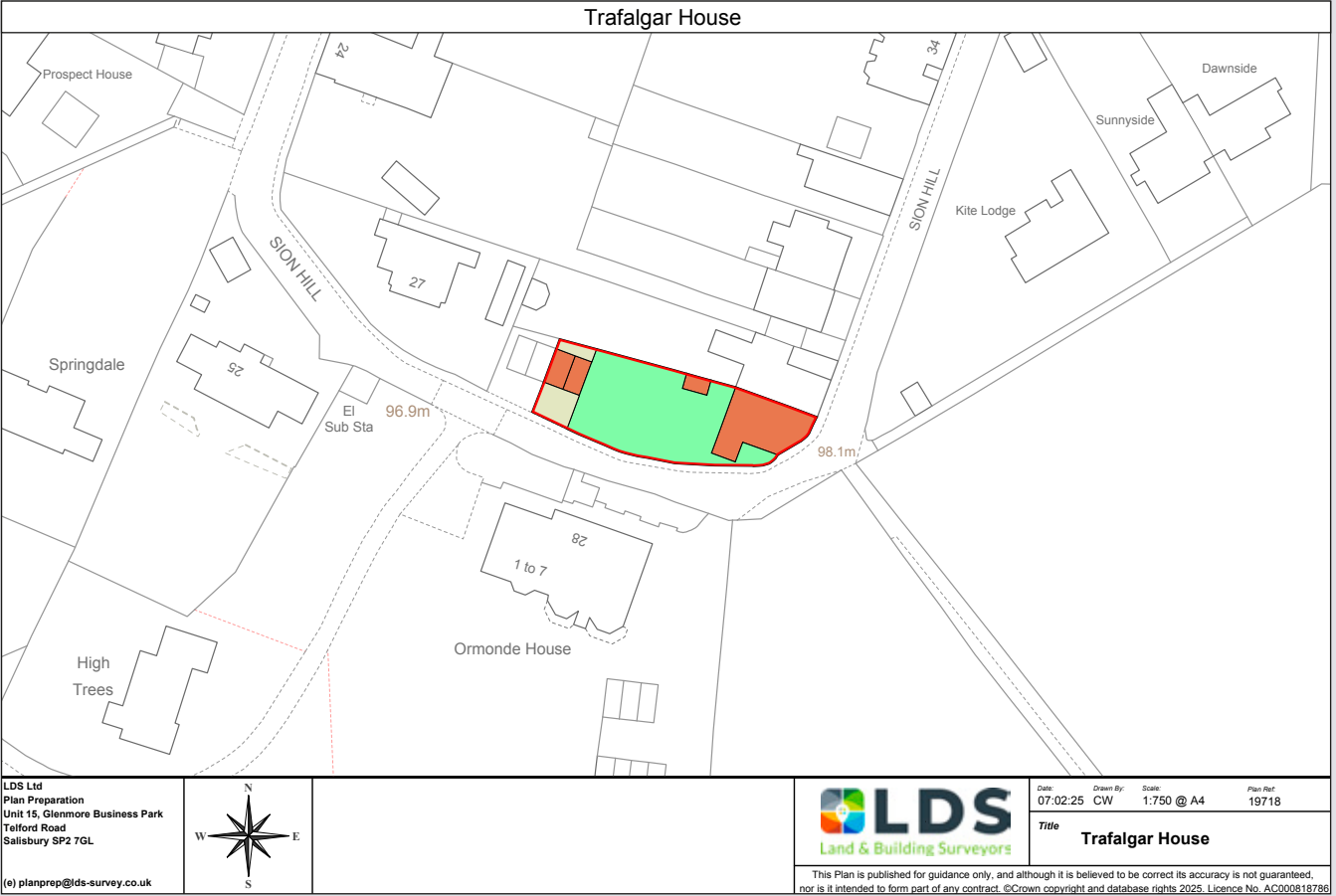
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Summer House Garage / Workshop Second Floor Third Floor



Basement Ground Floor First Floor



Gardens and Grounds

The beautiful, walled, west-facing garden is exceptional and provides a wonderful outlook for much of the house. Two garages with parking spaces in front are tucked away at the rear of the property, hidden from view of the garden, and accessed through a garden door in the wall. One of the garages has been converted into a workshop/garden room, though it has a stud wall, so can easily be reverted into a full garage if required. There's an extra storeroom/utility and WC here too.

Access from the house onto the garden terrace is via one of two glazed double doors. The paved terrace is along the full width of the house, with steps down to a slightly lower level on one side, and a gently sloping path on the other. A stylish summerhouse provides outdoor accommodation and the opportunity to extend al fresco living further in the colder seasons. Mature planting, shrubs and trees are in every bed that borders both the path and walls. Weeping pear trees, a cloud-pruned yew tree and deep hedging provide architectural detail and privacy to the south side of the garden. It really is a well-stocked and beautifully designed garden.

Property Information

Tenure: Freehold

Services: We are advised that mains water, electricity, gas and drainage are connected to the property.

Local Authority: Bath and North East Somerset - 01225 477000

Council Tax: Band G

EPC: D

Postcode: BA1 2UW



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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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Particulars dated February 2025. Photographs and videos dated February 2025.

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