

Penn Lea Road, Bath



An impressive semi-detached Edwardian family home in a desirable residential area convenient for Bath city centre.

Accommodation

Ground Floor Entrance Hall | Sitting Room | Family Room

Garden Level Kitchen/Breakfast Room | Utility | Conservatory | Cloakroom

Half Landing Double Bedroom | Shower Room

First Floor Principal Bedroom with en suite and Dressing Room | Double Bedroom

2nd Half Landing Family Bathroom | Double Bedroom

Second Floor Bedroom/Office

Outside Cellar | Garage | Front Garden and Parking | Rear garden

Distances

Bath Spa Train Station 2.5 miles (London Paddington 75 minutes), Bath City Centre 2 miles, Bristol City Centre 11 miles, M4 (Junction 18) | 9.5 miles
(All distances are approximate).

Situation

The Leas is a residential area located on the north west side of the World Heritage City of Bath. This desirable location benefits from superb access to the city centre as well as the shops and local amenities in Chelsea Road including a delicatessen, bakery and cafes and also Weston Village. Wonderful countryside walks can be enjoyed nearby up to Kelston Roundhill and beyond to the Cotswold Way. The Royal United Hospital complex is particularly convenient and just a few minutes' walk. Bath city centre is a short drive or pleasant walk through Royal Victoria Park or along the riverside path. A wide range of excellent state and private schools and nurseries are within easy reach. For those that need to commute, the property has access to the A4 towards Bristol and the M4 motorway at junction 18. Bath Spa and Oldfield Park train stations are also within easy walking distance.



The House

This handsome semi detached Edwardian home has elegant, well proportioned accommodation. The current owners have carried out extensive refurbishment works including a loft conversion. It is beautifully presented throughout, light and spacious, and many original features have been retained. The versatile accommodation is arranged over 4 floors. Upon entering the house a stunning entrance hall with limestone tiled floor flows through to the two main reception rooms and an elegant staircase leading to the upper floors. A sitting room situated to the front of the property features a large bay window, fireplace and cornicing. Across the hall is a further lovely sitting room that looks out over the rear garden. The kitchen /breakfast room is down a few stairs and has direct access to the garden. A Rational german fitted kitchen features an island with granite worktop. The limestone flooring flows through this room connecting the breakfast area and through to the conservatory dining area. Light floods this living space through velux windows and the adjoining conservatory. A well fitted cloakroom and a utility off the kitchen complete the accommodation on this level. There is also a cellar providing useful storage and benefitting from access to the rear garden. On the half landing to the first floor is a double bedroom and modern shower room. Upstairs to the first floor is the principal bedroom that enjoys a beautiful bay window to the front aspect an en suite shower room with underfloor heating and a dressing room. A further double bedroom is across the landing. Up to a second half landing is a family bathroom and another bedroom. Finally a large room has been created from the attic space that is currently used as a home office but could easily be a large bedroom or playroom.





Gardens and Grounds

The house is well set back from the road and is approached via an attractive lawned front garden. There is a private driveway with ample parking in front of a garage. There is also an electric car charging point. The garden to the rear of the house is a particularly fine feature of the property and has been beautifully landscaped and ambient lighting installed. It is well enclosed and wonderfully private. There is a paved dining terrace beside a pond with gentle cascading water. A level lawn has raised borders planted with a wide range of shrubs, small trees, bushes and climbers. A side access leads to the front of the house passing a door to the utility. The garage can house a small car and has a butlers sink, power and light.

Directions (BA1 3RF)

Leaving Bath on the Upper Bristol Road passing the Royal Victoria Park on your right. Slight right onto Newbridge Hill and at the mini roundabout keep left staying on Newbridge Road. Pass the junction of Chelsea Road on your right and after approximately 0.25 mile turn right onto Penn Lea Road. No 7 will be on your right.

Property information

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

Tenure: Freehold.

Local Authority: Bath and North East Somerset - 01225 477000.

Council Tax: Band F.

EPC: E.

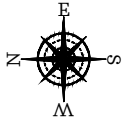
Viewing: Strictly by prior appointment with the Knight Frank, LLP.

Main House: 283 sq m / 3,046 sq ft

Garage: 11 sq m / 118 sq ft

Total Area: 294 sq m / 3,164 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.



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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 [April 2024]. Photographs and videos dated [April 2024].

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