



STONIER  
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RESIDENTIAL

7 Walcot Terrace, Bath, BA1 6AB

PROFESSIONAL SERVICE  
PERSONALLY DELIVERED



## 7 Walcot Terrace, Bath

A spacious 3 double bedroom garden maisonette, with a contemporary extension, well-planted garden leading down to a jetty and the river Avon, plus a fully wired workshop, greenhouse and summerhouse.

- 3 Double Bedrooms
- Contemporary extension
- Private 180' garden
- River frontage with riparian rights
- Outstanding views



### Description

7 Walcot Terrace surprises as soon as you walk through the front door. Leaving the hustle and bustle of city life behind, you are greeted by a fabulous view down the garden to the river. There are only 8 properties in Walcot Terrace with a river aspect. Each one is individual but shares the tranquility of this location.

The property is entered on the ground floor and comprises of two generous double bedrooms and a cloakroom. The front-facing bedroom has extensive built-in book shelving and restored Georgian shutters with a unique hand basin and vanity unit hidden in the wall. The garden-facing bedroom has three large sash windows, generous built-in wardrobe space, and that breathtaking view.

Proceeding downstairs you find the charming kitchen/dining room. Whilst the vendors were renovating the property, they discovered the original Georgian kitchen range alcoves which have been sensitively restored and now house a wood-burning stove. The kitchen has been recently upgraded with a carefully considered layout creating plentiful storage space, and leading into a superb, contemporary extension with underfloor heating and wide opening French Doors. Adjacent to the kitchen, towards the front of the property, there is a third double bedroom or additional reception room with plentiful storage. Leading on from this room is a utility area, shower room and a unique hidden away bathroom in a former vault. There is also a small outside courtyard with a second unconverted vault.







## Description cont.

One of the main attractions of living on Walcot Terrace is the abundance of garden space leading down to the river. This lovely private garden has several different features and levels. The French doors open onto a paved dining terrace, followed by a formal lawn with raised beds. Steps then lead on down past a water feature to a gravelled sitting area edged by mature planting. There is a further terrace by a pond with a stream, followed by a workshop and decking area. Passing the greenhouse, herb and vegetable beds (including an asparagus bed) you arrive at the summer-house and BBQ area overlooking the river. Steps lead on down to the final terrace and a jetty. The property comes with full riparian rights. The current owners keep a boat on the river, and two kayaks, and swim regularly from the jetty during the summer months.

The river is very pleasant with limited river traffic due to its position between Bath and Bathampton weirs. For those who enjoy river-based activities it is a great place to canoe or even paddleboard, or potter up by boat to the Bathwick Boating Station for an ice cream or on to Bathwick Mill. The Georgian Lido at Cleveland pools is currently under restoration and will be accessible by boat from the property.

## Situation

7 Walcot Terrace is very centrally located a short walk to Walcot Street and the centre of the City. The property is well located for commuters with a 10-15 minute walk to the station. The M4 (junction 18) is located 10 miles to the north, and Bristol international airport is about 40 minutes' drive away. The World Heritage City of Bath has a wide range of cultural, retail and educational facilities including some of the country's highest performing schools. There are some pleasant walks nearby including along the river, the Kennet & Avon canal path that runs to Bradford on Avon, and the National Heritage Bath 'Skyline' walk accessed on North Road.

## General Information

Tenure:	Share of Freehold, the residue of a 999 years lease from 25/12/02
Annual Serv Chg:	£50/m
Management Co.:	7 Walcot Terrace Bath Management Company Ltd
Services:	All mains services are connected
Council Tax:	Band C
Local Authority:	Bath and Northeast Somerset Council
Viewing:	By appointment only with sole agents Stonier Hobbs Residential



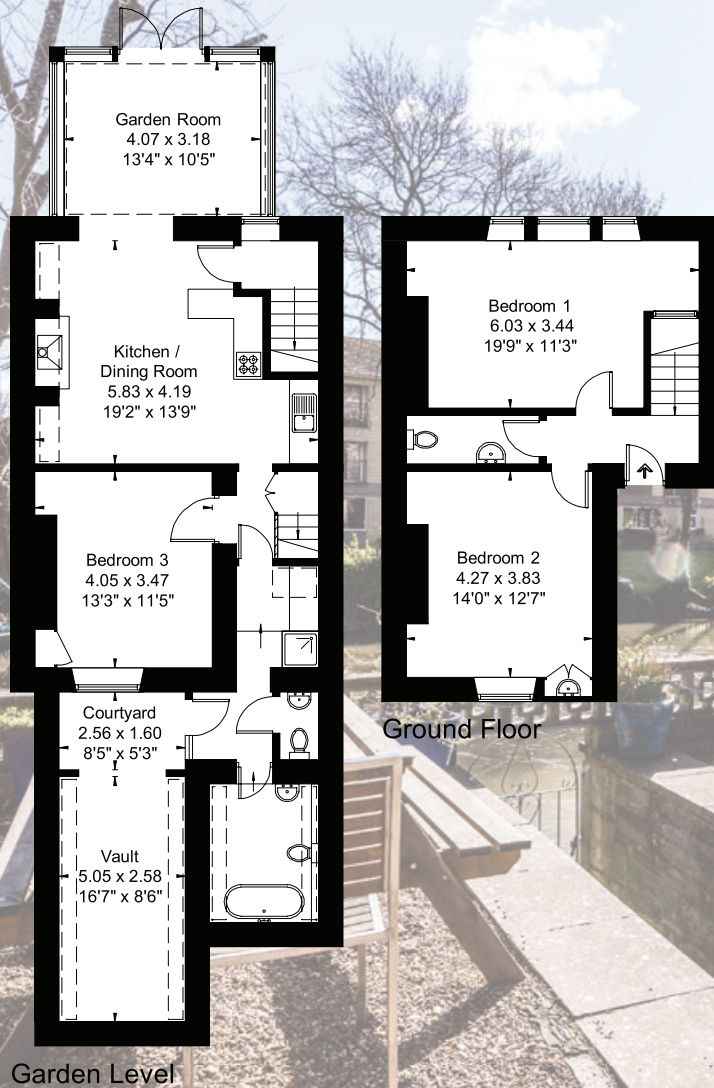


## Garden Maisonette, 7 Walcot Terrace, Bath, BA1 6AB

Approximate Gross Internal Area = 124.1 sq m / 1335 sq ft

Courtyard & Vault = 17.7 sq m / 190 sq ft

Total = 141.8 sq m / 1525 sq ft



### Stonier Hobbs and the client give notice that:

They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of facts. Any areas measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should be not be assumed that the property has all necessary planning, building regulation or other consents and Prince Land & Property has not tested any services or equipment.

**01225 463322**

10 Fountain Buildings  
Lansdown Road, Bath BA1 5DU

f: 01225 469672

e: [post@stonier-hobbs.com](mailto:post@stonier-hobbs.com)

[www.stonier-hobbs.com](http://www.stonier-hobbs.com)

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