

4 Mount Beacon Row, Bath BA1 5QH

PROFESSIONAL SERVICE
PERSONALLY DELIVERED

4 Mount Beacon Row, Bath BA1 5QH

A beautifully presented Grade II listed 3 bedroom cottage with a secure level garden in the popular area of Lansdown.

- 3 Bedrooms ● Beautifully presented ● Period fireplace with woodburner
- Stone tiled floors ● Secure level garden



Description

Mount Beacon Row is a charming terrace of period cottages in the popular area of Lansdown. The property has been thoughtfully refurbished retaining many of the period features whilst integrating the practicality of modern appliances.

The accommodation is arranged over two floors, there are two generous double bedrooms and a further bedroom/home office in the third room.

The bathroom has a timeless white suite with a bath and shower over. The floors have been sanded and painted/stained making it very practical and bright, reflecting the abundance of natural light.

The ground floor is stone tiled throughout enhancing the rustic period feel of the property but also making it practical for pet owners with easily moppable floors. The sitting room has attractive window shutters and built-in cupboards either side of the original Bathstone fireplace with a wood burner. Rarely for a cottage, this property has a separate dining room, with period Bathstone fireplace that leads through to the kitchen.

The kitchen has been designed for a keen chef with a generous range oven and plenty of worktop space.





Description (cont.)

Externally there is a fully enclosed, secure level garden with a gate to the mews behind for easy removal of garden waste and access for bikes. The garden is mature and well planted with a wide variety of perennials making it a picture of colour throughout the year.

Situation

Mount Beacon Row is tucked away near to Richmond Place and Richmond Green on the northern slopes Lansdown. This area of Bath is popular as it offers easy access to the M4 and A420 for commuters and is the gateway to some of Bath's walking areas.

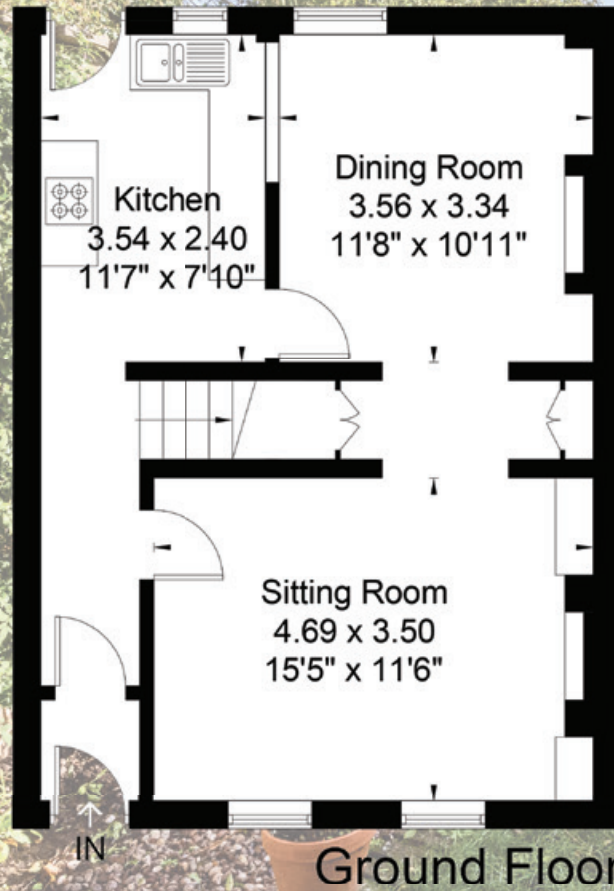
Local shops and amenities can be found nearby in Fairfield Park and Julian Road. There is a well renowned local pub called the Richmond Arms within walking distance that serves excellent food, wine, and local ales.

General Information

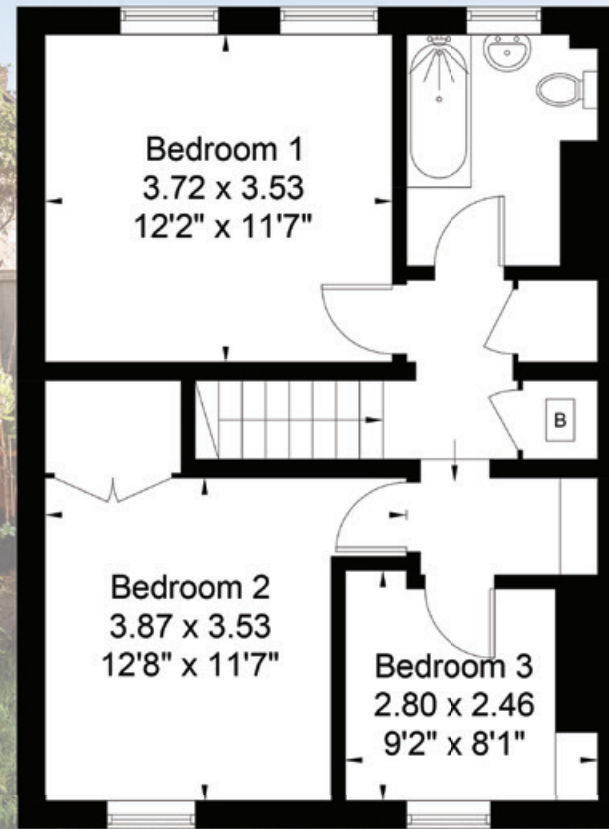
Tenure:	Leasehold
Services:	All mains services are connected
Council Tax:	Band D
Viewing:	By appointment only with sole agents Stonier Hobbs Residential



4 Mount Beacon Row, Bath BA1 5QH
Approximate Gross Internal Area = 98 sq m - 1054 sq ft



Ground Floor



First Floor

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 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

www.stonier-hobbs.com

STONIER
HOBBS
RESIDENTIAL