

whiteley helyar



3,570 ft²



5 bedrooms



bathroom &
2 en-suites



garage and
driveway

Guide Price £1,650,000

48 Upper East Hayes, Bath, BA1 6LR

A particularly stylish architect designed detached house offering over 3500 square feet of versatile accommodation cleverly designed to make the most of its lovely peaceful setting and fantastic views and well positioned in this sought after and highly convenient location within walking distance of both Larkhall Village and the City Centre.

Beautifully finished to a high specification, this magnificent property benefits from a number of striking features such as vaulted ceilings, exposed structural beams, shadow-gap plaster beading, mood lighting and a feature colour wash wall. This stunning eco house has been constructed with high efficiency in mind; designed to minimise heat loss and fitted with photo voltaic and solar thermal panels together with 14 zone thermostatically controlled underfloor heating.

ACCOMMODATION

entrance hall	family room
stylish kitchen breakfast area with bi-folding doors to the roof terrace	cloakroom
dining room	5 bedrooms
sitting room with feature wood burner	family bathroom and two en-suites
study	garden room with bi-folding doors and separate kitchen
full height helical staircase	garage and extensive parking

EXTERNALLY

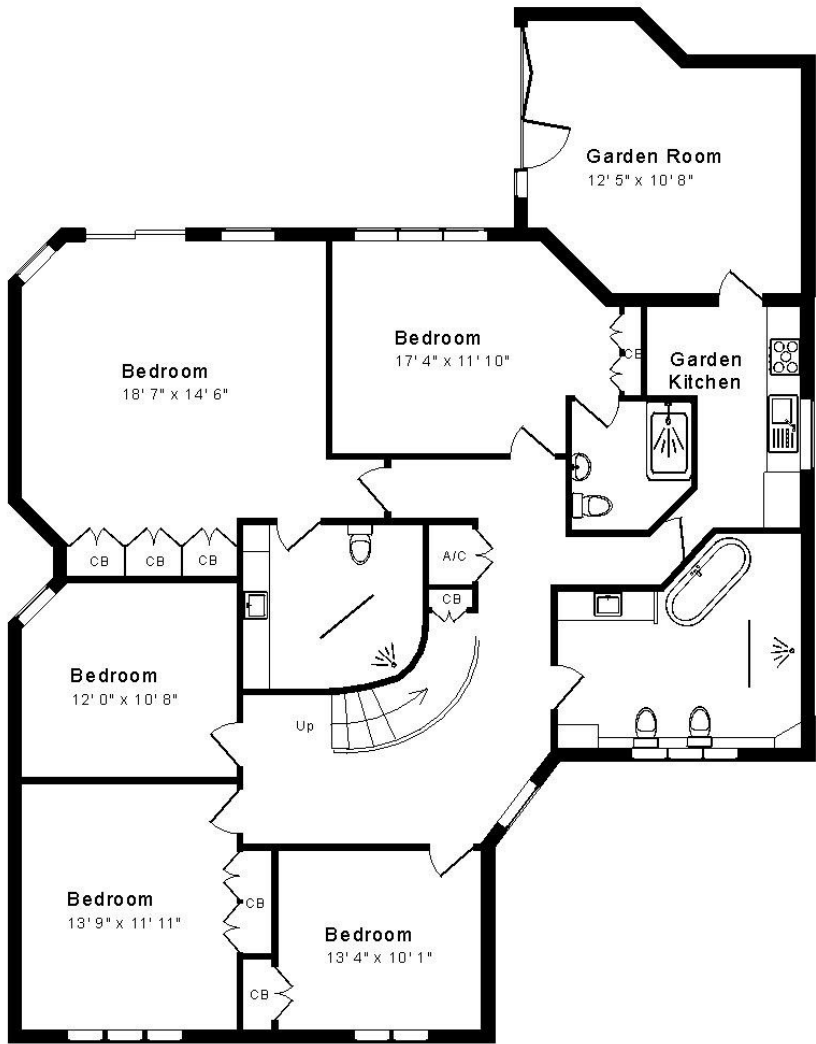
The front garden has been landscaped to create a large block paved driveway complete with electric vehicle charging point providing space to park several vehicles along with numerous contemporary planters. The South Westerly facing rear garden has been arranged into a number of distinct areas, a delightful raised deck providing a wonderful space for alfresco dining whilst enjoying views over Bath. There is a generous porcelain terrace two lawns with wild flowers to borders.

LOCATION

The house stands in a sought after and most convenient position, within easy reach of local shops on nearby London Road, Camden and Larkhall yet just a mile from the countless facilities within the city centre. Easy access to the M4 is also available without having to cross Bath.

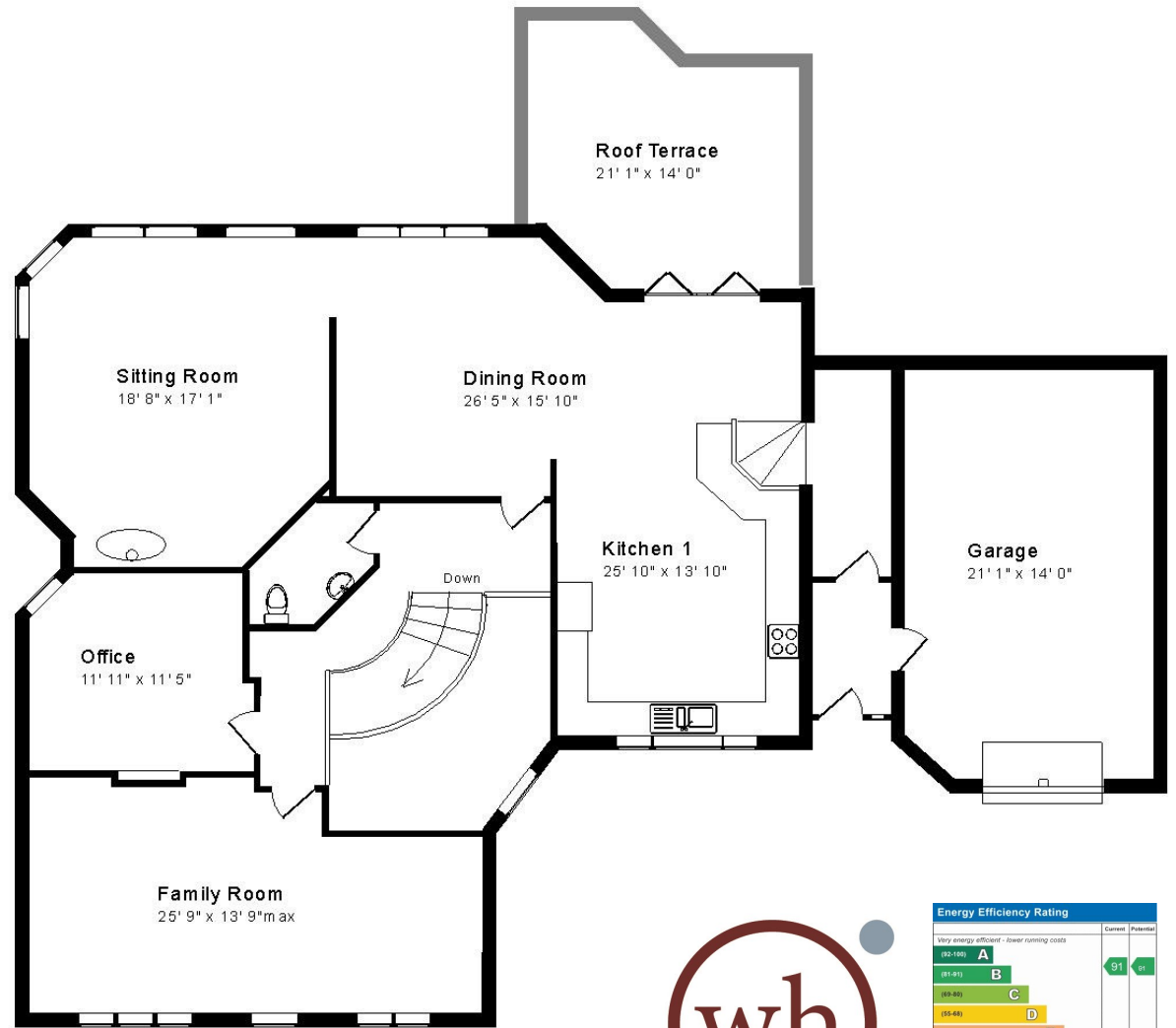






Garden Level

Approx. Gross Internal Floor Area 3,570 Sq. Ft. / 332 Sq. M
 Includes Conservatories. Excludes Garages, Porches etc. unless stated
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Ground Floor

Tenure: Freehold
Council Tax Band: 'G' £3,511.75

