

# whiteley helyar



2,650 ft<sup>2</sup>



5/6 bedrooms



2 bathrooms &  
W.C.



off-street  
parking for  
3/4 cars

Guide Price                      £1,400,000

60 Newbridge Hill. Bath, BA1 3PU

A stunning five/six bedroom semi-detached Edwardian villa on this most sought after of roads, with off-street parking for several cars and a lovely family garden. Over three storeys, the impressively proportioned accommodation includes a beautiful bay-fronted sitting room and good sized study, both with fitted shutters and new oak flooring, whilst the kitchen and dining room have recently been opened up and transformed into a fantastically modern space.

### ACCOMMODATION

Spacious entrance hall with stained glass detail  
Bay fronted sitting room with period fireplace  
Stunning kitchen/dining/family room with newly fitted bespoke kitchen  
Garden room with glazed double doors to the garden  
Five double bedrooms

Study  
Utility room & W.C.  
Two bathrooms  
Further single bedroom/office  
Large walk-in eaves storeroom

### EXTERNALLY

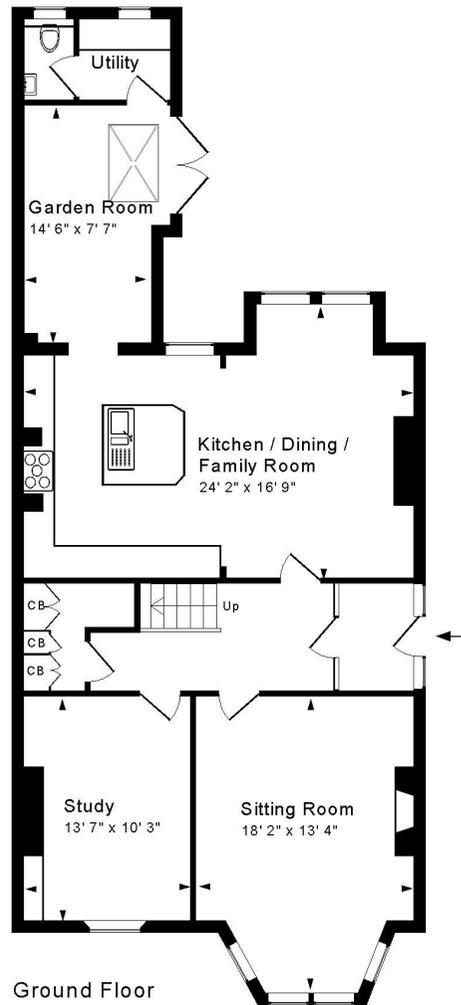
Sitting behind a period stone wall, topped by an attractive shrub hedge, the extensive gravelled drive has parking for three/four cars, as well as a charger for electric vehicles. A block paved path then leads to the front door on the side of the house, with a gate beyond providing secure access to the rear garden. From the back of the house, the sizeable patio area is accessed via glazed double doors for the garden room, whilst the rest of the enclosed level garden is laid to lawn with planted borders.

### LOCATION

Priory Lodge occupies a highly convenient and popular location on the western side of the city. There are numerous excellent amenities within a short walk - including Newbridge Primary and Oldfield Secondary Schools, the doctor's surgery, Royal United Hospital, Newbridge Marina and shops at both Chelsea Road and Weston Village. There is a regular bus service into the centre of Bath, and easy access to Bristol and the M4 is available without having to cross the city.



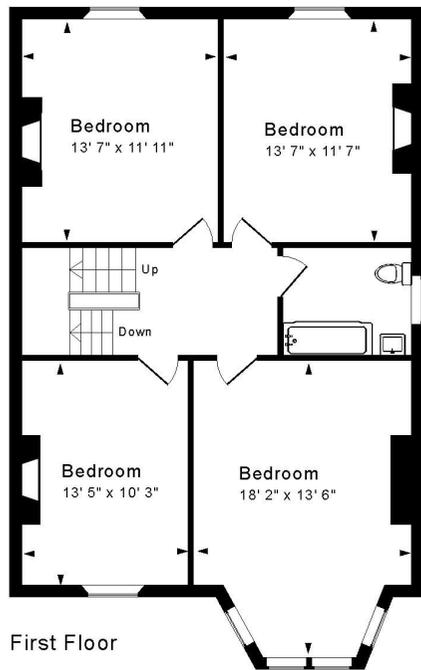




Ground Floor

Approx. Gross Internal Floor Area 2,650 Sq. Ft. / 246 Sq. M  
Includes restricted headroom  
For identification purposes only. Not to scale. Copyright Jemesis Ltd 2026  
Drawing Number: 172-0871  
60 Newbridge Hill, Bath, BA1 3PU.

Tenure: Freehold  
Council Tax Band: 'F' - £3,198.78



First Floor



Second Floor



Energy Efficiency Rating	
Current	Potential
<small>Work energy efficient - lower running costs</small>	
<small>Very energy efficient - lowest running costs</small>	
<small>Energy efficient - lower running costs</small>	
<small>Decent energy efficiency - lower running costs</small>	
<small>Not energy efficient - higher running costs</small>	
<small>Very poor energy efficiency - highest running costs</small>	
<small>England &amp; Wales EU Directive 2002/91/EC</small>	

