



JAMES PYLE & CO.



The Manse, 22 Penn Lea Road, Bath, Somerset, BA1 3RA

Edwardian semi-detached house
Requires updating and refurbishment
Potential to extend with a generous plot
5 bedrooms
2 spacious reception rooms
Private parking and garage
Front and rear gardens
Sought-after residential area
Chain free



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 10927906

Guide Price: £1,200,000

Approximately 1778 sq.ft excluding garage

**‘A superb opportunity to renovate and upgrade
an Edwardian home in a highly sought-after
area of Bath’**

The Property

The Manse is a handsome Edwardian semi-detached house offering an exciting opportunity to create a truly exceptional home in a highly convenient and desirable Bath location. Constructed with attractive Bath Stone, the property boasts spacious accommodation with impressive 10ft high ceilings and elegant rooms spanning over two floors, measuring approximately 1,778 sq.ft.

While requiring modernisation, the house retains a host of features including traditional fireplaces, decorative coving, and ceiling roses, providing a wonderful foundation for restoration. Its unlisted status offers flexibility for further extension to rival some of the similar modernised and stylish homes in the area. The property has some areas showing internal cracking which will require attention or investigation, possibly due to ground heave from contrasting wet winters and dry summers.

The accommodation includes an entrance hall which leads to two traditional reception rooms, each featuring a gas fireplace, and a kitchen with an adjoining utility room. A convenient downstairs WC is located beneath the stairs. Upstairs, there are five bedrooms, a family bathroom, and a separate WC.

Externally, a private driveway offers ample off-street parking alongside an integral garage. The property benefits from pleasant, well-established front and rear gardens. The rear garden is particularly good-sized, featuring a patio terrace, a lawn, charming pond, and a small orchard of fruit trees.

Situation

The Leas is a sought-after residential area nestled on the north west side of the World Heritage City of Bath, offering superb access to the city centre. 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 amenities in Chelsea Road, including a delicatessen, bakery, and cafes, as well as those found in Weston Village. The Royal United Hospital complex is particularly convenient, just a few minutes' walk away. Residents benefit from excellent wonderful countryside walks which are easily accessible, leading up to Kelston Roundhill and connecting to the historic Cotswold Way. Bath city centre is a short drive or a pleasant walk either through Royal Victoria Park or along the scenic riverside path. A wide range of excellent schools and nurseries are within easy reach as well as the further education the city offers. For commuters, the property's position provides easy access to Bristol and the M4 without having to cross the city. Bath Spa and Oldfield Park train stations are also within easy distance and there is a regular bus service into the centre of Bath.

Additional Information

The property is Freehold with mains gas, water, electricity, and drainage connected. The property is located in a Conservation Area. Ultrafast broadband is available. Information taken from the Ofcom mobile and broadband checker, please see the website for more information and mobile phone coverage. Bath and North East Somerset Council tax band F.

Directions

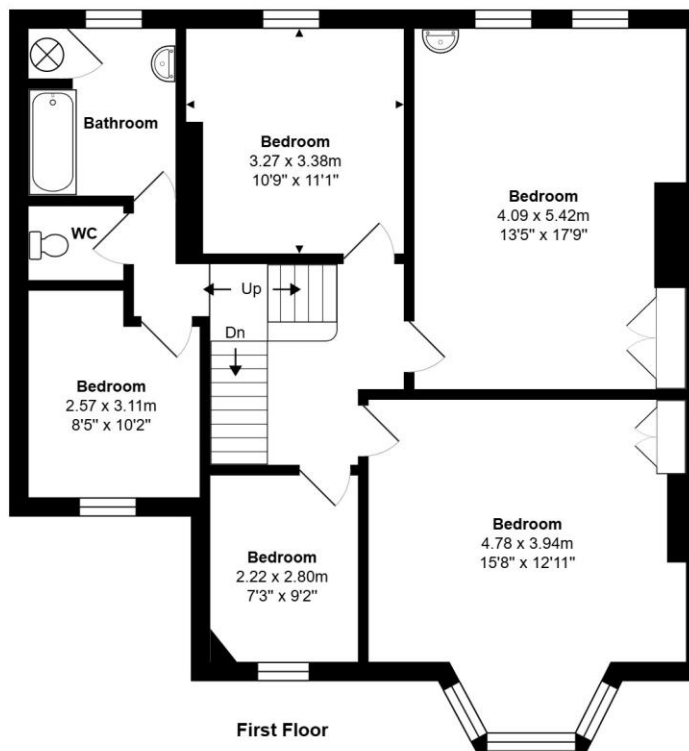
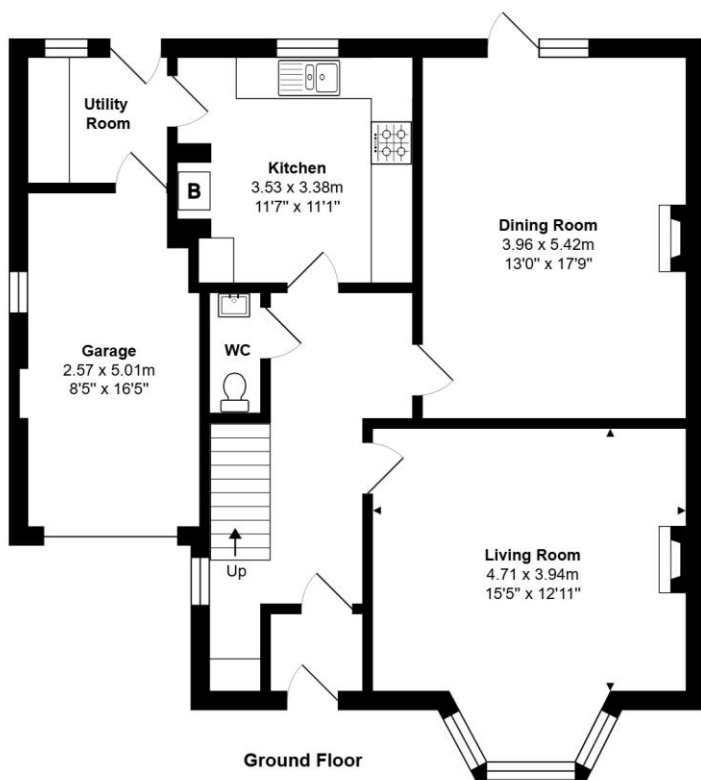
From the city centre, follow the A4 west to Newbridge Hill. Take the right hand turn onto Penn Lea Road and locate the property on the left by the bend.

Postcode BA1 3RA.

What3words: ///rails.awards.vocal







Total Area: 165.1 m² ... 1778 ft² (excluding garage)

All measurements are approximate and for display purposes only



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