The Coach House

Linden Gardens, Bath

Knight Frank

A charming, Georgian, Grade II listed two-bedroom home, with a garden and outbuilding in popular Weston.

M4 (J17 or 18) 10 miles, Central Bath 1.5 miles
(All distances are approximate).

2 2 3

Summary of accommodation

Main House

Ground floor: Kitchen/dining room | Living room

First floor: Two bedrooms | Bathroom

Outside

Walled garden | Garden office/potential third bedroom | Shed

Situation

Times and distances are approximate.

Linden Gardens is a quiet side road off Weston Road, on the west side of Bath.

Close to The Priory and Weston Park, it's a short walk to local shops and amenities in Weston Village including a supermarket, bakery, post office, pharmacy, café and hair salon.

The village is a popular location, noted for its friendly community, and has a church, two primary schools and a local park. This property is close to the Royal United Hospital and offers easy access into the city centre (it's on a bus route).

There are well regarded nurseries and schools in both the state and independent sectors and a mainline rail link to London Paddington (journey time approximately 90 mins) and Bristol Temple Meads (journey time approximately 15 mins).

LOVE

The Property

As its name suggest, The Coach House was previously linked to the main property on Weston Road and originally served as storage for horses and carriages. Built in the 1850s, this unique, detached Georgian property is in Gothic style and is Grade II listed.

Situated on a corner plot, the house and garden are enclosed by walls on all sides, with the main entrance through a garden gate on one side, leading to the front door at the centre of the house. Inside, the immaculate interior is filled with light from its multiple-aspect windows, and is decorated throughout in soft hues of Fired Earth Travertina Crema paint. A spacious hallway has room for a desk/study area and storage, including a utility cupboard.

The ground floor has limestone tiled flooring with underfloor heating. The kitchen/dining room features an electric Rayburn range, marble worktops and Shaker-style units. There's a banquette bench along one wall providing seating on one side of a large dining table. The living room features a beamed ceiling, an attractive fireplace with gas fire, built-in storage and two glazed doors that open onto the garden terrace.

Upstairs is carpeted throughout (excluding bathroom), the landing/hall offering useful storage. Each of the rooms on this floor have ceiling shapes defined by the roofline; the hallway and bedrooms all featuring Velux windows. The bathroom's focal point is a deep, rolltop bath, flanked either side by windows.

The Annexe

A wooden framed garden office/potential third bedroom with bi-fold glazed doors offers flexible and useful extra accommodation.

Outside

Enclosed by walls on all sides, this pretty and tranquil garden has been thoughtfully designed. Close to the house, paving runs from the entrance gate to the front door. From there, a gravelled terrace is a perfect spot for outside dining, and is accessed directly from the living room glazed doors. Two lime trees frame the front door, and also provide 'entrance' onto the lawn, through a wooden trellis at the centre of which a vine grows, covering the top of the trellises either side. There's a second gravelled area with raised vegetable beds and a wooden shed.

Property Information

Tenure: We are advised that the property is Freehold.

Guide Price: £1,150,000

Services: We are advised that mains water, electricity, gas and drainage are connected to the property.

Local Authority: Bath and North East Somerset

Council Tax Band: TBC

EPC: E

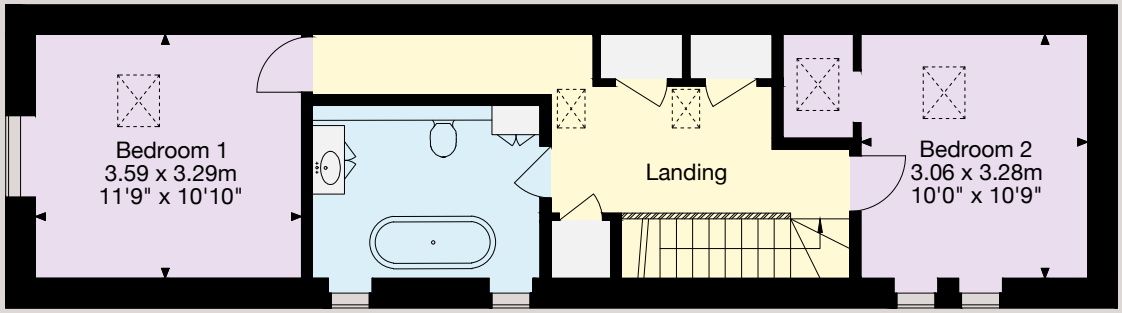
Postcode: BA1 2YB

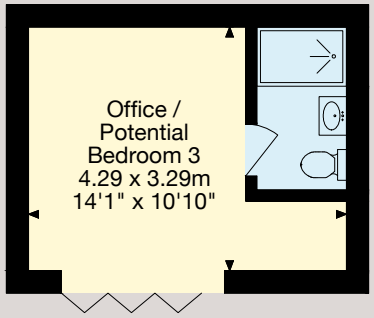
Directions: Head west on Queen Square and follow the square around, turning left into Charlotte Street. Follow the A4 then turn right onto Park Lane. At the mini roundabout, take the first exit onto Weston Road. Turn right onto Linden Gardens.

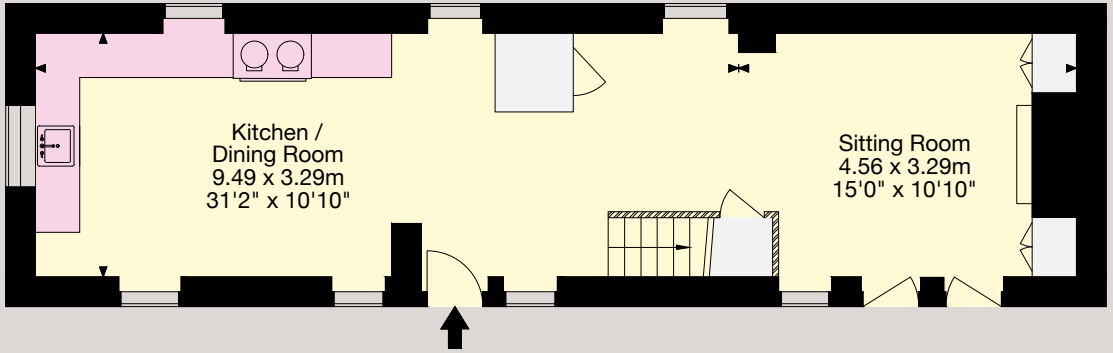
Viewings: Strictly by appointment with Knight Frank LLP.

Approximate Gross Internal Floor Area
Main House: 93 sq m / 1,001 sq ft
Outbuilding: 14 sq m / 150 sq ft
Total Area: 107 sq m / 1,151 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.







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I would be delighted to tell you more

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recycle
PRODUCED FROM SUSTAINABLE SOURCES.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated October 2024. Photographs and videos dated October 2024.

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