

whiteley helyar



1,270 ft²



3 bedrooms



*bathroom &
cloakroom*



*private space &
additional parking
for visitors*

Guide Price £385,000

Ashford's Tower, 8 The Moorlands, Englishcombe Lane, Bath, BA2 2EF

A rather unique and special house, built circa 1881 for the astronomer Dr Edwin Ashford, who apparently used it as a folly for stargazing. Converted some 25 years ago as part of the Moorlands estate, the tower is Listed Grade II and offers wonderful, versatile accommodation over 6 floors, with particularly light and bright accommodation and fabulous open views.

ACCOMMODATION

2/3 bedrooms
sitting room
study/bedroom 3
gas fired heating

bathroom
kitchen/breakfast room
cloakroom
parking

EXTERNALLY

The house stands in wonderful communal gardens, comprising large areas of lawn, some with seating areas under pergolas, along with a small stream and pond. There are numerous specimen trees, mature bushes, shrubs and flowers, together with further paved sun terraces. There is a private parking space and additional visitor parking, whilst a pedestrian gate below the property offers a shortcut to Oldfield Park and the centre of Bath beyond.

LOCATION

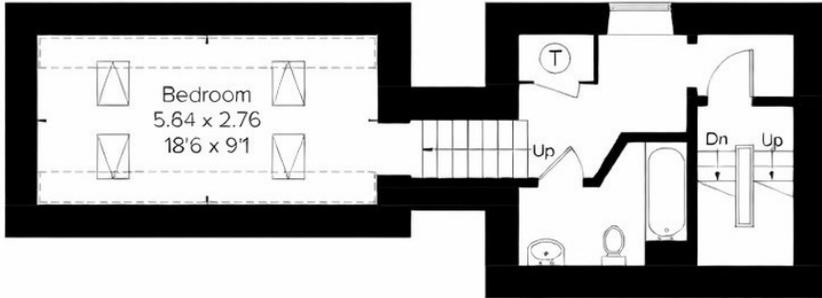
Ashford's Tower occupies a really lovely position, approached via a winding drive down from Englishcombe Lane, behind electric gates and standing within the extensive gardens in this convenient and popular spot. It is close to many excellent schools, Baskervilles Gym, a number of parks, the Two Tunnels Cycle Path and the wide range of shops and amenities both on Bear Flat and in Moorland Road. The property is also well served by a frequent bus service to Bath Spa Railway Station and the countless facilities in the city centre - just over a mile away.



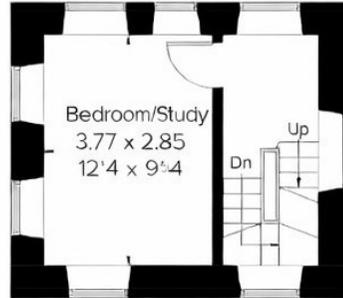


Approximate Gross Internal Area = 118 sq m / 1270 sq ft (Excluding Void)

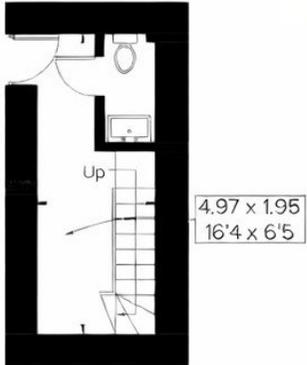
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser.



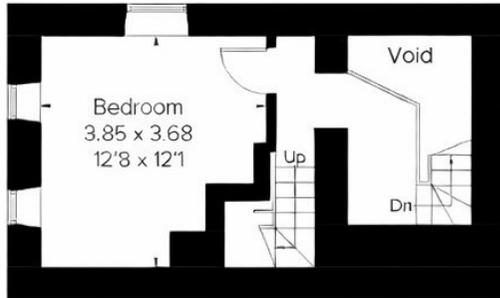
Second Floor



Fourth Floor



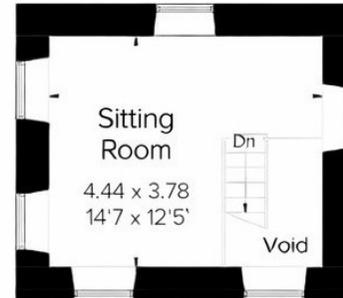
Ground Floor



First Floor



Third Floor



Fifth Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D		64
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Tenure: Share of Freehold
Service Charge: £5,040 pa
Council Tax Band: 'B' - £1,808.54 - 26/27

