



85 Englishcombe Lane, Bath, BA2 2EH

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A delightful semi-detached home with far-reaching views across Bath and the surrounding countryside, set in this popular and highly sought-after location

Lobby | Entrance hall | Living room | Sitting/dining room | Kitchen/breakfast room | Conservatory | Cloakroom | 3 bedrooms | Nursery | Family bathroom | Attractive gardens | Garage | Parking for several cars

Built of Bath stone ashlar under a clay tiled roof, 85 Englishcombe Lane is situated in an elevated position on the south side of Bath. It provides easy access to the centre of Bath and the railway station via Bloomfield Road and Wellsway. Bear Flat is a short distance away and has good local shops. Regular bus services provide easy access to the City Centre with its full range of facilities and amenities. The property is also well positioned for excellent local schools, including the nearby Moorlands Infant and Junior Schools, as well as a selection of private schools in Bath.

Description

Number 85, originally constructed in 1928, is a charming and characterful home that has been lovingly maintained by the same family for several decades. This enduring residence blends period appeal with practical living space, offering a wonderful opportunity for its next chapter.

Upon entering, a welcoming lobby leads into a spacious entrance hall, complete with an understairs coat cupboard and additional storage. The front living room is bright and inviting, featuring a bay window with views over the front garden and a fireplace with an inset electric fire, creating a cosy focal point. The kitchen is well-equipped with a range of base and wall units and benefits from a dual aspect, overlooking both the rear garden and the side of the property. It includes an integrated AEG electric oven with a five-burner gas hob and extractor above, along with space for a washing machine and dishwasher. A cupboard houses the Vaillant gas boiler and meters, while a door provides direct access to the rear garden and driveway. A convenient guest cloakroom with WC and wash basin. To the rear, a versatile sitting/dining room opens via a glazed door into a delightful south-facing conservatory, flooded with natural light and offering a perfect space for relaxing or entertaining and completes the ground floor.





Upstairs, the first-floor landing provides access to the attic. The generous principal bedroom is positioned at the front, enjoying elevated cityscape views over Bath through its bay window, and includes a wash basin with storage beneath. The second bedroom is a well-proportioned double overlooking the attractive rear garden and leads through to a nursery, which could alternatively serve as a dressing room or potential ensuite. A third bedroom benefits from a side aspect. The family bathroom comprises a bath with electric shower over, WC, and hand basin.

Externally, the property truly excels. The substantial south-facing rear garden is a standout feature, offering a peaceful and private setting with established trees, well-stocked borders, a fishpond, and a garden shed, all backing onto open countryside. To the front, there is a generous lawn and a driveway providing off-road parking for several vehicles. A garage adds further practicality. This is a rare opportunity to acquire a much-loved home with beautiful gardens, versatile accommodation, and significant potential in a sought-after location.

General Information

Bath & North East Somerset Council. Council Tax Band E.

Freehold tenure.

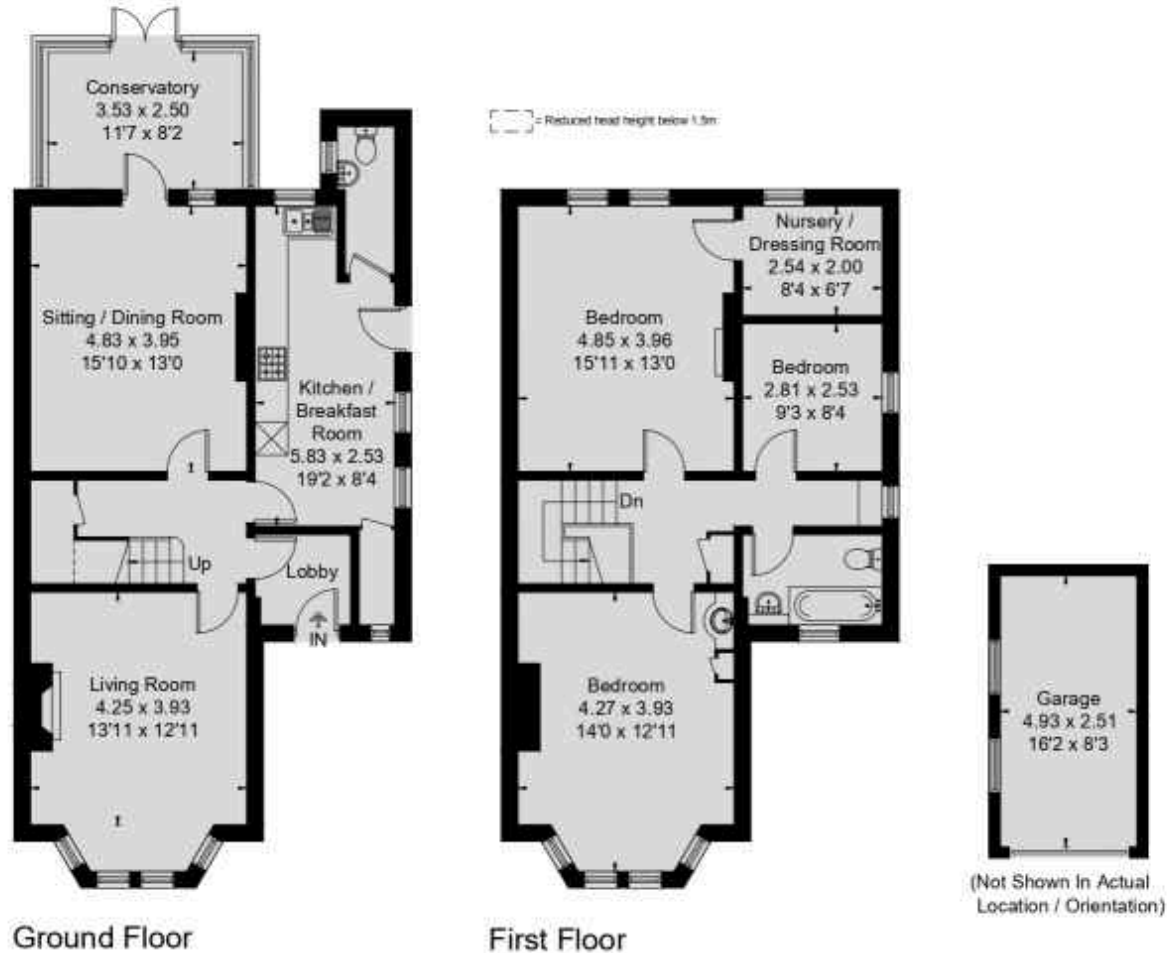
Mains services connected.

Agent's Note

There is an active badger set at the end of the rear garden.



Approximate Floor Area = 146.2 sq m / 1574 sq ft
 Garage = 12.4 sq m / 133 sq ft
 Total = 158.6 sq m / 1707 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #106723

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