



2 Longfellow Avenue, Bath, BA2 4SJ

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A beautifully presented four-bedroom Edwardian terraced house, set in the heart of the highly sought-after Poets Corner.

Beautifully presented throughout | Edwardian | Four double bedrooms | Garden studio | Kitchen/dining room | Large master bedroom | Period features throughout | Poets Corner location | South-facing garden | Two reception rooms

Situation

Longfellow Avenue is located in the highly regarded Poets Corner area, just off Bear Flat, one of Bath's most desirable residential neighbourhoods.

Bear Flat is renowned for its strong community spirit, excellent selection of independent shops and cafés, and abundance of nearby green spaces. The area also benefits from a range of everyday amenities and highly regarded schools, making it a popular choice for families and professionals alike. The area is well served by highly regarded schools, including Beechen Cliff School and Hayesfield Girls' School, making it particularly popular with families. Everyday conveniences are close at hand, with a supermarket, delicatessen, independent cafés and shops, as well as acclaimed dining destinations such as Menu Gordon Jones and The Bear Inn.

Bath Spa railway station is within comfortable walking distance, providing regular direct services to Bristol, London Paddington and beyond. Outdoor enthusiasts are equally well catered for, with Alexandra Park, Moorlands Park and Bloomfield Green all nearby, together with access to the picturesque Two Tunnels Greenway and an extensive network of countryside walks and cycle routes.

Description

The front of the property is occupied by two elegant open-plan reception rooms, each centred around a characterful fireplace, one incorporating a wood-burning stove. A beautiful bay window to the front floods the space with natural light, while bespoke alcove cabinetry provides excellent built-in storage.

To the rear, the property has been thoughtfully extended to create a stunning open-plan kitchen/dining room, designed for both everyday living and entertaining. The contemporary plywood kitchen is complemented by underfloor heating, integrated appliances, and a central breakfast bar, while a large picture window frames the landscaped garden beyond. Adjoining the kitchen is a practical utility area, illuminated by roof lanterns and offering ample space for a built in washing machine and freezer.



The first floor comprises three well-proportioned double bedrooms and a beautifully appointed family bathroom. Finished with period-style geometric floor tiles, underfloor heating, a shower over the bath, and a heated towel rail, the bathroom successfully blends classic styling with modern comfort. The principal bedroom on this floor enjoys impressive proportions, measuring 15'4" x 15'1", and benefits from a bay window, built-in storage, and far-reaching views across Bear Flat towards the city. Bedroom three also features built-in storage, while bedroom four is currently arranged as a home office.

Occupying the entire top floor is a large bedroom suite complete with a contemporary en-suite shower room.

Outside

Externally, the gardens have been beautifully landscaped to create a series of distinctive and inviting outdoor spaces. The front garden features an attractive rockery with a water feature, while the rear garden has been designed with a striking desert-inspired theme. A winding timber pathway leads to a raised decked seating area, providing the perfect setting for outdoor dining and entertaining.

At the far end of the garden is a substantial and versatile garden studio measuring 13'10" x 13'3". Currently equipped with electricity and plumbing, it offers excellent flexibility as a home office, gym, or creative studio, with the potential to be converted into a self-contained annexe, subject to any necessary consents. The studio also benefits from convenient rear access.

General Information

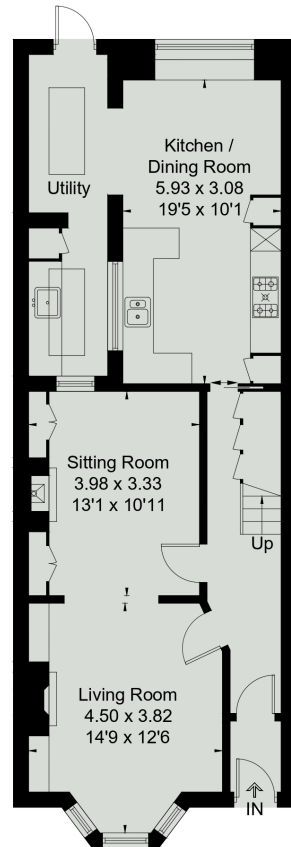
Council tax band - D
Tenure - Freehold
Services - Mains connected
EPC - 64 (D)



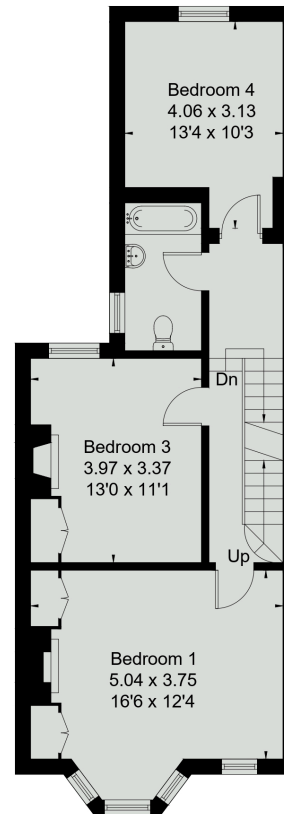
Approximate Floor Area = 157.0 sq m / 1689 sq ft
 Outbuilding = 17.2 sq m / 185 sq ft
 Total = 174.1 sq m / 1871 sq ft



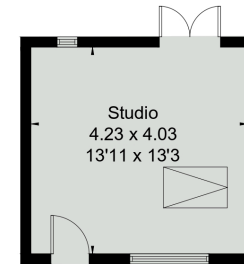
[] = Reduced head height below 1.5m



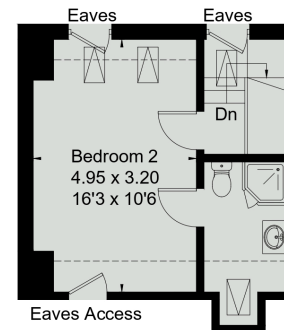
Ground Floor



First Floor



Outbuilding
 (Not Shown In Actual
 Location / Orientation)



Second Floor



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 #112720

