



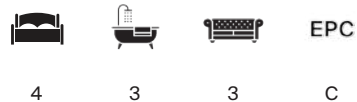
LONGFELLOW AVENUE

Bath, BA2



A BEAUTIFULLY RENOVATED FOUR-BEDROOM HOME

Situated on the edge of the city in the ever-popular Bear Flat, with period charm and practical family living arranged over three storeys, including a recently completed loft conversion.



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

Local Authority: Bath and North East Somerset

Council Tax Band: D

what3words: ///bumpy.gent.likely

Method of Sale: We are advised that the property is Freehold

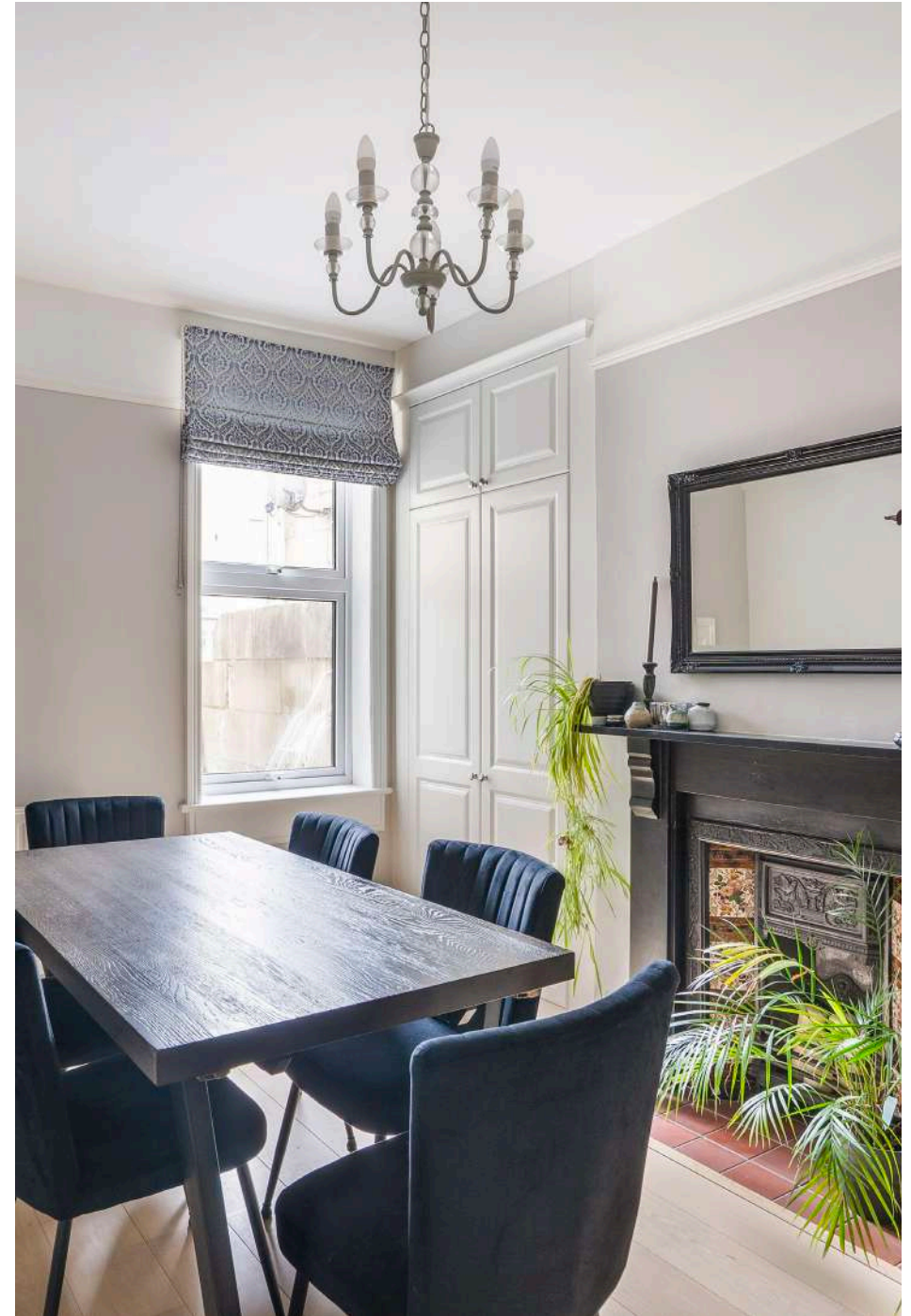
Viewings: Strictly by prior appointment with the agent Knight Frank LLP.



SITUATION

Longfellow Avenue is a sought-after, tree-lined Edwardian terrace located just off the popular Wellsway in Bear Flat. A wide selection of independent shops, cafés and restaurants are close at hand, along with a convenient Tesco Metro. The city centre and Bath Spa railway station can be reached via a pleasant wooded walk or regular bus services, with direct trains to London Paddington in approximately 75 minutes.

The area is well regarded for its excellent schools, including Moorlands, St John's and Widcombe Primaries, with highly respected secondary options at Beechen Cliff, Hayesfield and Prior Park. Scenic countryside walks extend south towards Widcombe, Combe Down and the Two Tunnels Greenway.







THE HOUSE

The property is entered via an entrance vestibule and welcoming hallway, featuring a tiled floor and stained glass inner front door. Two elegant reception rooms lie to the front of the house, including a proportioned sitting room with splayed bay sash window, decorative cornicing and period fireplace with log burner. Alongside is a versatile dining room or study, also with a period fireplace and fitted cupboards. To the rear, a Harvey Jones kitchen/breakfast room is fitted with wooden cabinetry, Neff hob and wine fridge, with French doors opening onto the garden.

The first floor provides three bedrooms and a family bathroom. The principal bedroom is an impressive double room to the front with bay window, period fireplace, Sharps fitted wardrobes and en suite shower room. There are two further double bedrooms with period features, along with a family bathroom fitted with bath, shower, basin and WC.

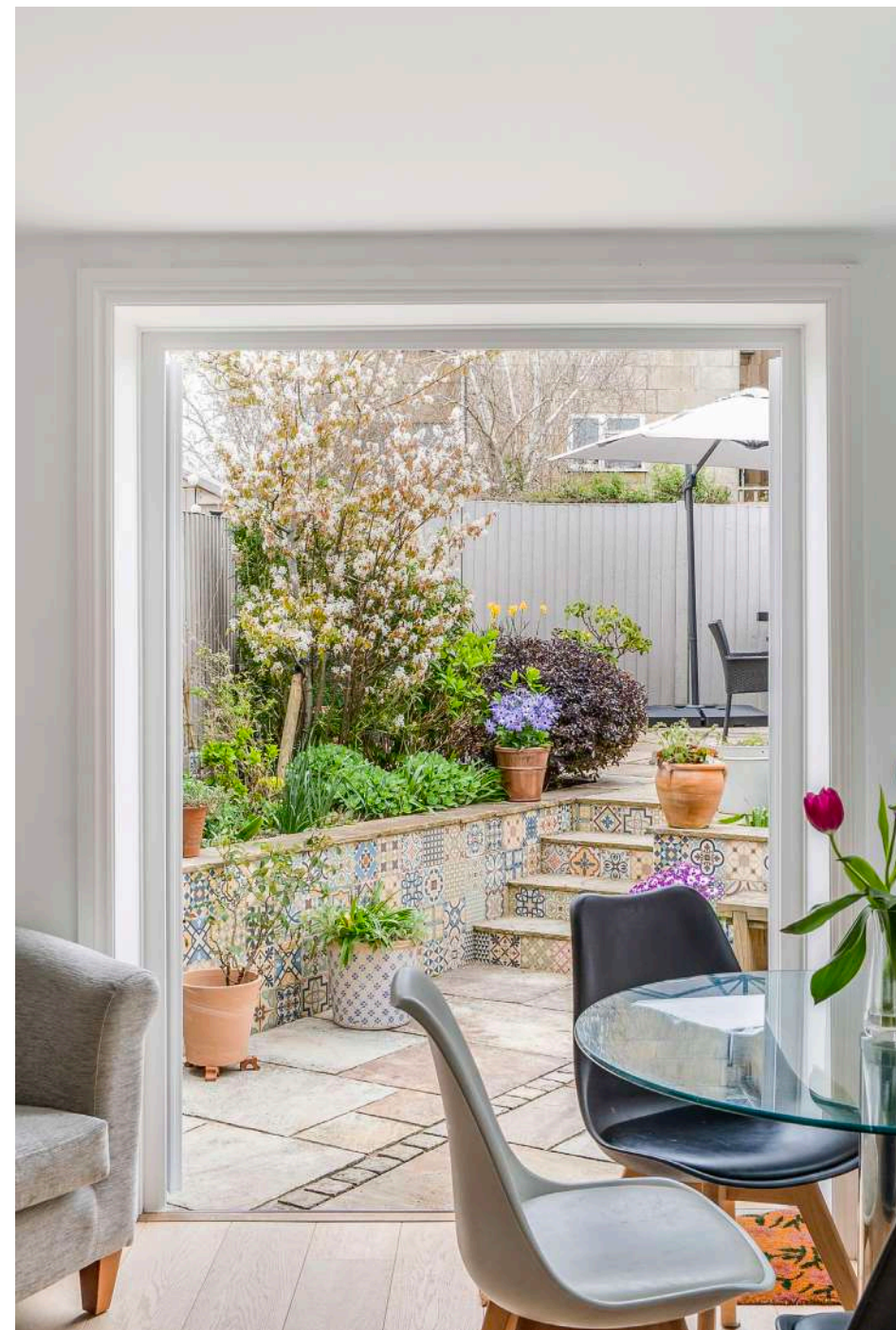
The converted loft provides a spacious fourth bedroom with Velux windows and a modern en suite shower room.



OUTSIDE

To the front of the house, the garden is mainly shingled and enclosed by low stone walls and wrought-iron railings, with a selection of mature planting that provides a pleasant outlook from the sitting room.

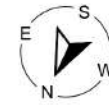
To the rear, the garden is designed for low maintenance and flows directly from the kitchen. It is landscaped with Mediterranean tiles and flagstones, creating a level and stylish outdoor space ideal for dining and entertaining. Potted plants add colour and interest throughout the year. A rear gate provides pedestrian access to the back lane via Devonshire Buildings.







Approximate Floor Area = 143.7 sq m / 1547 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 #106004

We would be delighted
to tell you more.

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