

4 Sion Place

Bathwick, Bath, BA2



A superb Grade II listed late Regency townhouse on the lower slopes of Bathwick Hill.



5

2

4

Summary of accommodation

Main House

Lower ground floor: Kitchen | Breakfast/Dining Room | Utility | Pantries | Vault

Ground floor: Hallway | Entrance hall/library | Dining Room | WC

First floor: Study/bed 5 | Drawing Room

Second floor: Principal Bedroom Suite | Bedroom

Third floor: 2 Bedrooms | Bathroom

Outside

Garden | Courtyard



Situation

(Distances and times are approximate)

Sion Place is on the lower slopes of beautiful Bathwick Hill. It's a much-sought-after address with superb views of Bath and a minute's walk from Kennet and Avon canal and pathway that winds its way through the city. There's also easy access to Bathwick Meadows, several acres of National Trust land.



Local facilities include a supermarket, coffee shop, florist and interior designers and Bath city centre is within half a mile, providing a comprehensive range of shops and restaurants, as well as excellent cultural and leisure amenities.



The House

4 Sion Place is a beautiful family home in a sought-after central Bath position. Built circa 1825 (late Regency), accommodation is over five storeys, each packed with historic details and charm. The entrance and reception hall are most welcoming; light and spacious, walls lined with bookcases and original built-in storage for outdoor wear. The 'formal' dining room has floor-to-ceiling windows overlooking the garden, which can be reached from this floor as well as the lower ground. It also features a fireplace and wooden floorboards - as do many rooms in the house.



The Regency staircase is Bath stone down to the lower ground and up to the first floor; it continues in wood to further levels. Down to the kitchen, the ceilings are surprisingly high and the rooms light and spacious with quality wooden units and granite worktops. A utility is in the vault space and there's access to a small courtyard at the front. There's an abundance of pantries and store cupboards under the stairs and along the length of the hall leading to the garden door which opens onto a terrace. A breakfast/dining room has tongue and groove panelling to dado level, and a window seat looking over the garden, with far reaching open skies and sunset views.



The first floor has a study/bed 5 at the front of the house and an impressive sitting room at the rear; its oversized windows framing the trees in the garden and allowing the room to fill with light. The principal bedroom suite is on the second floor also with far reaching views. There's a second bedroom here too and two further bedrooms on the third floor, as well as a bathroom and a hall lined with storage space.



Gardens and Grounds

The walled garden has an ideal south-west facing aspect, its planting and design offering a period garden seat and different spaces to enjoy. Close to the house is a paved dining terrace which can be accessed from both the lower and ground floors. The garden has a 'woodland glade' feel, with mature shrubs, roses and rhododendrons, and trees on either side and lawn at its centre. At the end of the garden, a sheltered spot is gravelled, creating a second dining area.

Property Information

Tenure: Freehold.

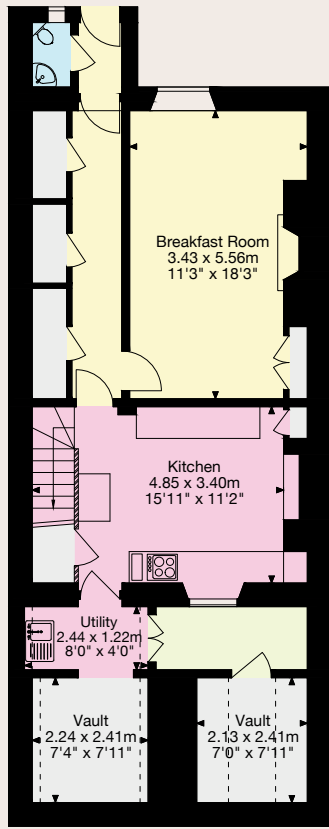
Services: We are advised that mains water, electricity, gas and drainage are connected to the property.

Local Authority: Bath and North East Somerset - 01225 477000

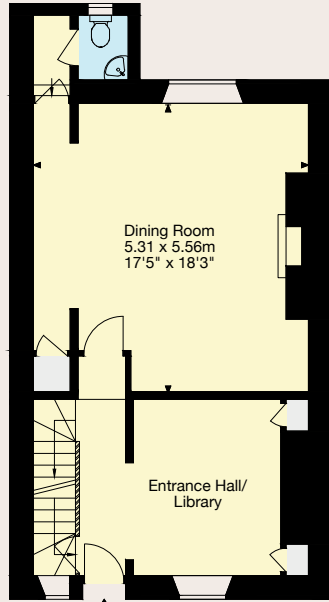
Council Tax: Band G

Directions (BA2 6ES): From Bath city centre proceed straight up Great Pulteney Street away from Laura Place fountain. At the end turn right into Edward Street. Follow the road to the roundabout and go straight up the hill. Sion Place is on the righthand side, just after the turn on the left to St Ann's Way. There is on-street parking outside.

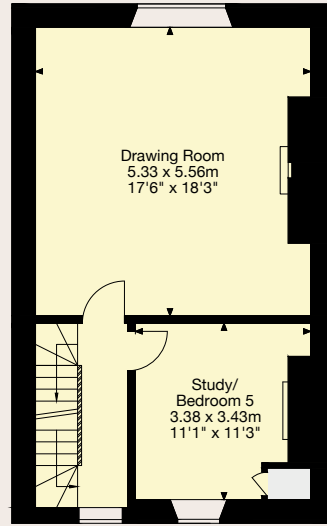
Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.



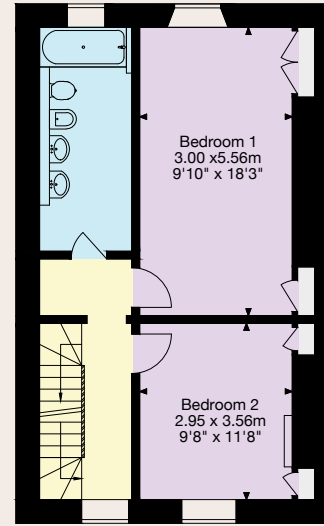
Lower Ground Floor



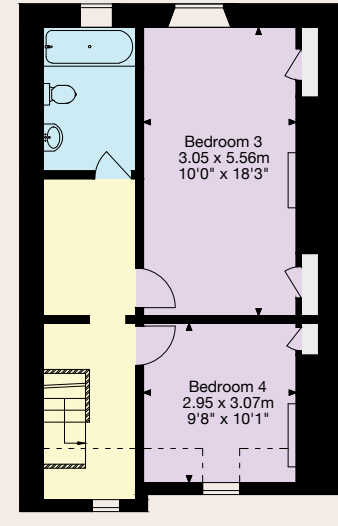
Ground Floor



First Floor



Second Floor



Third Floor

Approximate Gross Internal Floor Area
 Total Area = 264 sq.m / 2,846 sq.ft
 (Including Vaults)

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.



Knight Frank

4 Wood Street

Queen Square, Bath

BA1 2JQ

knightfrank.co.uk

I would be delighted to tell you more

Sam Daniels

01225 325 992

sam.daniels@knightfrank.com



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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated May 2024. Photographs and videos dated May 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing_help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.