



Larkhall Terrace, Bath, BA1





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Larkhall village is just 1.2 miles from the centre of Bath and has a thriving community. The 'high street' has a great selection of shops - a delicatessen, supermarket, book store, pharmacy and more - plus two pubs and a cafe. There's also a local theatre, community hall and several schools for all ages. Nearby Alice Park is a popular place for locals with a play park, tennis courts and cafe. Larkhall is well placed for commuters with easy access to the M4 and Bath Spa station. There are good pre and primary schools locally, in addition to an excellent selection of both independent and state schools in Bath and the surrounding areas.



**Guide price:** £575,000

**Local authority:** Bath and North East Somerset

**Council tax band:** C





## The House

Larkhall Terrace is a row of cottages, tucked away in a quiet location in the heart of Larkhall village. Built in the early 1900s, it retains its historical charm. Number 3 is the penultimate building in the row and has a wider frontage, with its front door at its centre.

Inside, a porch/hall has cupboard space and functions well as a boot/cloakroom. To the right is the kitchen with traditional units, a butler's sink, a gas hob and an electric oven. A door leads out to the rear courtyard garden from here.

The main living space has been extended at the rear; an original fireplace and chimney breast sits at its centre, defining the spaces of the room. There are wooden ceiling beams, attractive wooden floorboards, a triple-framed window and sliding glass doors leading to the garden. Stairs up to the first floor are in the living room, creating a perfect snug underneath for a home office area.

Upstairs, the traditional look and feel continues, with wooden flooring, stripped wooden doors and sash windows. There are three bedrooms and a bathroom - two of the rooms have far-reaching views across Larkhall to the hills beyond.



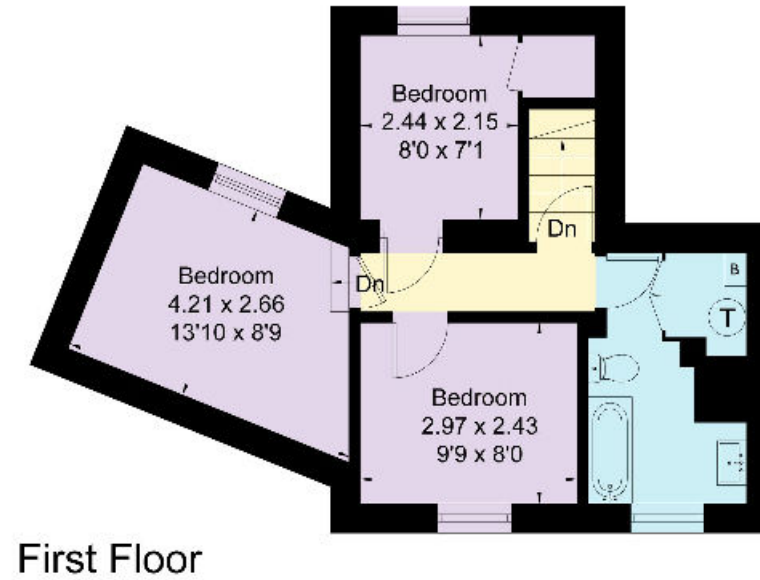
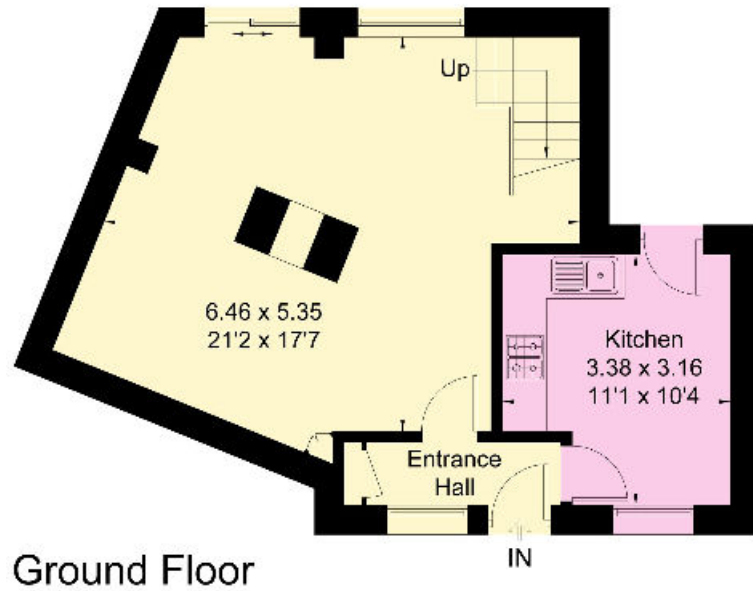


## Garden and Grounds

Access is via a communal path, shared with the rest of the cottages, with the houses on one side and their corresponding gardens on the other. At the front of number 3, there's a small paved patio area. At the rear, the courtyard garden is accessed from both the kitchen and the living room. It's mostly paved and its boundary is fenced, with a gate offering access to the rear.



Approximate Area = 81.8 sq m / 880 sq ft  
Including Limited Use Area (0.2 sq m / 2 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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