

Brunswick Street, Bath BAI



## Situation

Brunswick Street is a favoured no-through road of Georgian and Victorian properties just off Bath's city centre. The house is situated towards the higher end of the street on the edge of Camden. Nearby is Larkhall village, which offers excellent amenities, including a delicatessen, farm shop, renowned family butchers, a small supermarket, independent shops, cafes and a public house. The property is near the wide open space of Kensington Meadow and canal walks along the Kennet and Avon towpath. Also nearby is Alice Park, a popular place for locals with a play park, tennis courts and a cafe. There is a good choice of schools within the area, including St. Saviours, St Stephens and Bathwick, St Mary's primary schools and King Edwards, The Royal High School and Kingswood School. Brunswick Street is well placed for commuters with easy access to the M4, the A36 and Bath Spa station.



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EPC

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**Guide price:** £650,000

**Tenure:** Available freehold

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

**Council tax band:** C

An end-of-terrace Victorian house on a no through street close to Bath's city centre. This attractive bay fronted end of terrace Victorian house has well-appointed and versatile accommodation over four floors.



## The House

This attractive bay fronted end of terrace Victorian house has well-appointed and versatile accommodation over four floors. Having been tastefully updated with a stylish palette, this light and well-proportioned house creates a beautiful city home.

The lower floor has been converted to provide separate accommodation, perfect for visiting family and friends. This has a contemporary open plan arrangement with a sitting/sleeping area overlooking the courtyard garden, space for dining, a kitchenette and a separate bathroom. It is beautifully light and can be accessed from inside the house or from the courtyard via its own private door.

Upstairs the house has a welcoming entrance hall. Throughout the interior of the property contemporary style combines effortlessly with original features that have been retained. There is a comfortable open plan living/dining room leading through to a well equipped kitchen that connects to a WC and utility cupboard.

A conservatory/garden room provides additional living space and has access via steps to the courtyard garden. On the first floor is a family bathroom with under floor heating. Bedroom 2 has plenty of bespoke storage built into the alcoves. To the front of the house is a double bedroom that can also double up as family room.

The loft space on the second floor has been converted to provide the main bedroom. There is an en suite toilet and bespoke storage. A dormer window enjoys far-reaching views towards Bathampton Down.





## Garden and grounds

Outside to the rear is a low maintenance courtyard garden accessed via stairs from the conservatory and also from the lower ground floor. This is enclosed by stone walls and fencing. It has trellis with climbing plants and is an attractive space for al fresco dining. An open undercroft provides a useful storage area and access to the lower ground floor.

There is a communal passageway leading to Brunswick Street that saves having to take bicycles through the house.

## Directions

From Queen Square, proceed along Gay Street and follow the road around to George Street. Continue along the Paragon to London Road (A4). Brunswick Street will be found approximately 0.5 mile on the left (opposite Morrisons supermarket).



Approximate Area = 159.5 sq m / 1,716 sq ft  
 Storage = 2.1 sq m / 23 sq ft  
 Total = 161.6 sq m / 1,739 sq ft (Excluding Eaves)  
 Including Limited Use Area (10.1 sq m / 109 sq ft)



Knight Frank  
 4 Wood Street  
 Queen Square  
 Bath  
 BA1 2JQ  
[knightfrank.co.uk](http://knightfrank.co.uk)

I would be delighted to tell you more  
 Sam Daniels  
 01225 325992  
[sam.daniels@knightfrank.com](mailto: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.

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