



9 Prior Park Cottages, Bath BA2

An attractive Grade II listed Georgian townhouse in popular Widcombe, near to Bath Spa station.

Summary of accommodation

Ground floor Hall | Sitting Room | Kitchen | Dining Room | Utility | Shower Room/WC

First floor Two bedrooms

Second floor Two Bedrooms | Bathroom | WC

Distances

M4 (J17 or 18) 10 miles, Bristol 14 miles (All distances are approximate).

Situation

Prior Park Cottages is a quiet lane just off Prior Park Road in Widcombe, a popular area with a thriving community and high street packed with cafes, a butcher, florist, pharmacy, supermarket and several pubs. There's a local church, social club and schools. Widcombe's proximity to the city centre and Bath Spa Station makes it an ideal place to live for commuters (Bath Spa has a mainline rail link to London Paddington and Bristol Temple Meads).

Bath has a wide range of independent retailers, restaurants, museums, theatre and art galleries. The city also has a wide range of excellent local schools and the University of Bath has an international reputation for its high standards and Olympic training facilities.



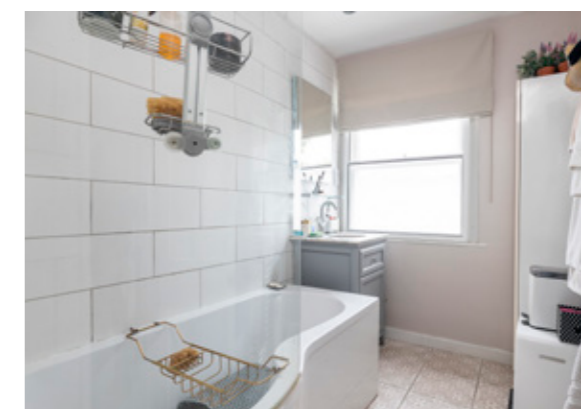
The House

9 Prior Park Cottages is an attractive Grade II listed Georgian townhouse on a quiet lane away from the pleasantly busy Widcombe high street. It's a well maintained home with a stylish mix of contemporary features and historical details. Inside, a vestibule has coat storage and is separated from the hall with a half-glazed door. The hall is painted white throughout and has wooden flooring. The sitting room has views to the front courtyard and original storage cupboards either side of the chimney breast. Along the hall, the kitchen features an original fireplace and mantle and has white units with pale grey granite worktops. There's a butler's sink, Neff oven and gas hob with extractor fan and some built-in appliances. The utility leads directly from the kitchen and into a shower room/WC.

The dining room is an extension to the original house and is connected to the kitchen via an opening (where the original window would have been). This allows more light into the kitchen and creates space for storage and a breakfast bar in the dining room. Here, the ceiling is elevated and has a skylight window, plus there's access onto the garden via French doors.

On the first floor, there are two generous bedrooms, both with attractive views and original storage spaces. The windows here, and on the second floor, have discreet secondary glazing offering a practical solution to single-glazed windows.

On the second floor, a glazed ceiling panel allows light onto the landing space that leads to two further bedrooms, again with original and additional storage, fireplaces and wonderful views. There's also a family bathroom (with bath) and separate WC.





Gardens, Grounds & Outbuildings

At the rear, the garden has a paved terrace with a deep border on one side and pots and planters on the other; there's plenty of space for alfresco eating. A raised decked area at the back of the garden maximises the far-reaching views across the city and beyond. Here, there's a large, wooden Summerhouse (with electrics) and more flowerbeds and planters.

At the front, a paved, L-shaped courtyard offers space for storage, planting, pots and seating. Wrought iron railings enclose the courtyard and an iron gate opens onto the lane. It's an attractive, private space.

Directions (Postcode BA2 4NR)

Head west on Beauford Square/Queen Square/A4 towards Princes St. Continue onto Chapel Row, then onto Charles St/A367. Follow A367 and turn right onto St James's Parade/A367. Turn left onto Broad Quay/Churchill Bridge/A367. At Churchill Bridge roundabout, take the 1st exit onto Claverton St/A36. Turn right onto Claverton St/Widcombe Parade. Turn right onto Prior Park Rd/A3062. Prior Park Cottages is on the right, number 9 is towards the top.

Property information

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

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

Local Authority Bath and North East Somerset - 01225 477000

Council Tax Band F

Guide Price £995,000

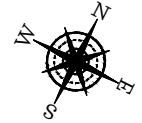
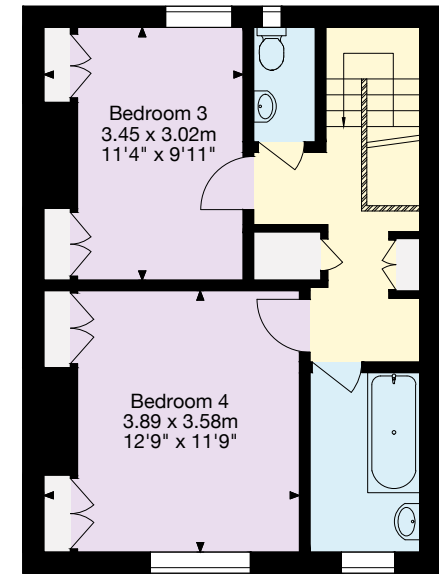
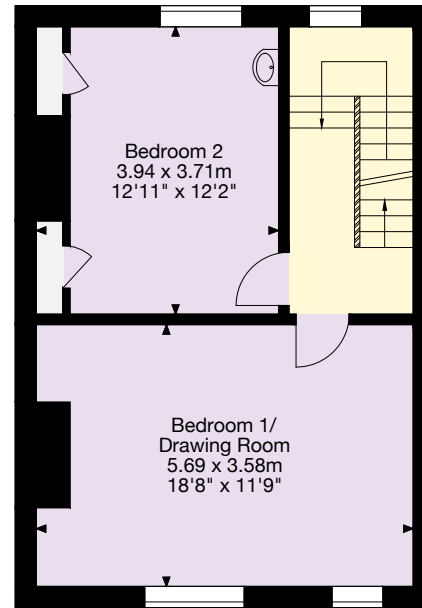
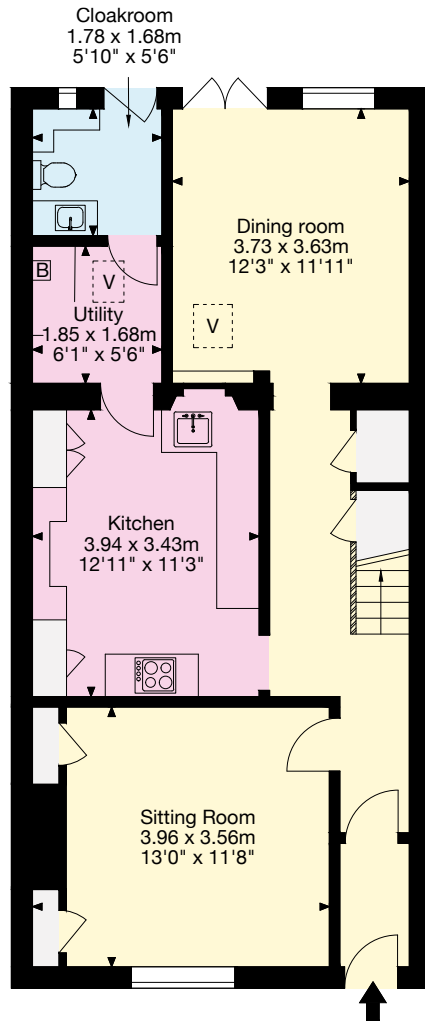
Viewings Strictly by prior appointment with Knight Frank, LLP



Approximate Gross Internal Floor Area

Total Area: 150 sq m / 1,615 sq ft

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.



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I would be delighted to tell you more

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Ground Floor

First Floor

Second Floor



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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Particulars dated [October 2023]. Photographs and videos dated [September 2023].

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