

47 Sydney Buildings Bath, BA2



A four bedroom house with gardens and views across Bath city centre.

Summary of accommodation

Lower ground floor Kitchen/breakfast room | Dining room | Utility | Storage | WC

Ground floor Drawing room | Sitting room/study

First floor Principal bedroom Suite | Bedroom

Second floor 2 bedrooms | Family bathroom

Outside Front courtyard | Rear garden | Roof terrace

Distances

M4 (J17 or 18) 10 miles, Central Bath 0.5 miles

(All distances are approximate).

Situation

Sydney Buildings is a peaceful road just off 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. Bath city centre is within half a mile, providing a comprehensive range of shops, restaurants, and excellent cultural and leisure amenities.





The House

47 Sydney Buildings is a Grade II listed semi-detached property over four floors. Inside, its elegant hallway with high ceilings and an original staircase leads straight ahead to the drawing room - with compelling views through the large, sashed windows. There's a triple bay window here, adding depth to the room and widening the views further.

Attractive features include a marble fireplace with a wood burner flanked by arched insets with built-in cupboards and shelving. This arched style is echoed on the opposite wall with an inset bookcase.

Also on this floor, at the front, is a spacious sitting room currently used as a study. There's a marble fireplace here, too, built-in bookcases and large shuttered windows with views to the front.

Downstairs to the lower ground is via original Bath stone stairs, on to flagstone flooring in the hallway and the kitchen/breakfast room. The old and new blend beautifully here: a period kitchen dresser and contemporary kitchen units fill the same space, with an island and breakfast bar between the two.

A small step down connects the kitchen and dining room, the views to the southwest-facing garden enhancing the space. There's access to the garden via a glazed door that opens on to the paved terrace. A modern, tiled WC is also located in the lower ground floor.

At the front, the vaults have a waterproofing membrane and drainage, allowing their use as a utility, pantry and additional storage.

Up to the first floor, the triple bay window is repeated in the principal bedroom, the views expanding on each level. There's a modern en suite and a guest bedroom. The second-floor accommodation includes a family bathroom and two further bedrooms - one with glazed doors that open on to a roof terrace with extensive views over the Kennet & Avon Canal, the City of Bath and the surrounding countryside. The roof terrace, roof and windows were entirely renovated in 2022.





Gardens and Grounds

The main entrance is approached via a wrought iron pedestrian gate. A pedestrian side access through a covered side return forms a practical and useful garden store room.

The rear garden is terraced, with steps down through the centre, bedding, and borders on each side leading to a level lawn. At the end, a gate in the stone wall leads to more land - the residents of numbers 33 - 47 Sydney Buildings have jointly bought land under a long leasehold from the Kennet and Avon Canal Trust. Here, number 47 has a vegetable garden and fruit shrubs and trees - it's a private and tranquil space that feels rural rather than close to a city centre.

Directions (Postcode BA2 6DB)

From Bath city centre proceed straight up Great Pulteney Street away from Laura Place fountain. At the end turn right into Edward Street and then straight over at the roundabout. Sydney Buildings is the first road on the right after the bridge over the canal.

Property information

Services We are advised that mains water, electricity, gas and drainage are connected to the property. There was a new boiler installed in 2012 and the hot water cylinder changed in 2019.

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

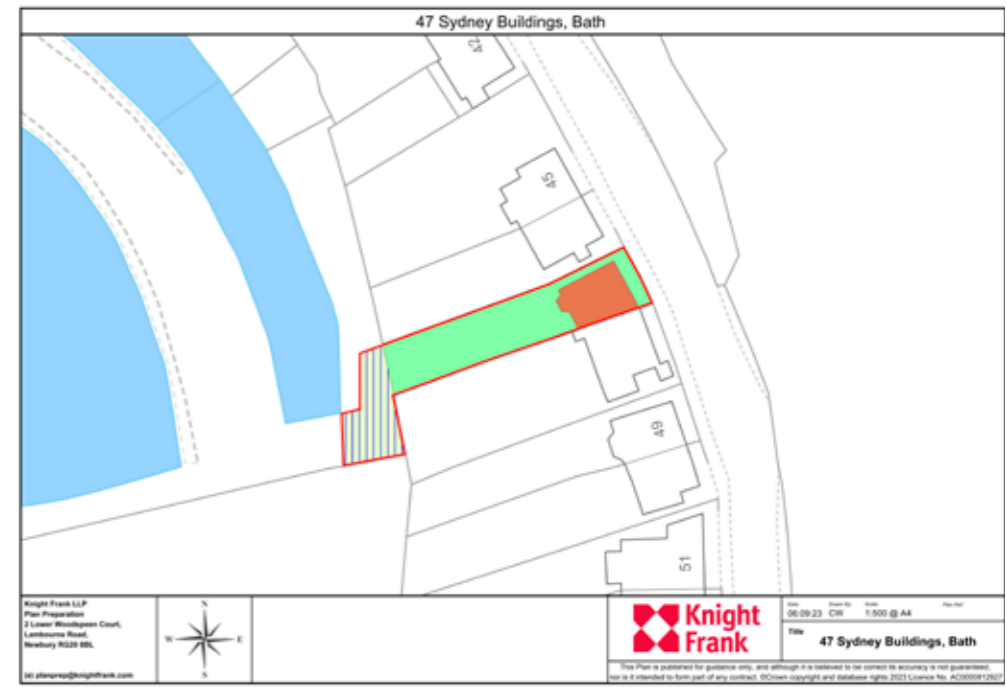
Local Authority Bath and North East Somerset - 01225 477000

Council Tax Band G

EPC ?

Guide Price £1,950,000

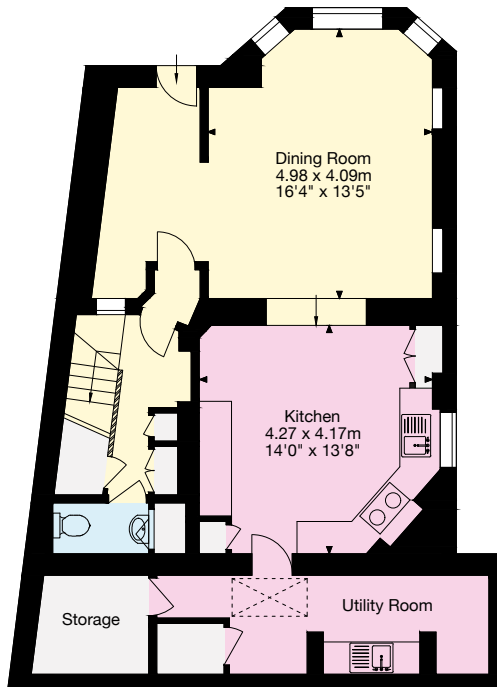
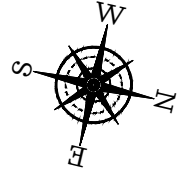
Viewings Strictly by prior appointment with the Knight Frank, LLP



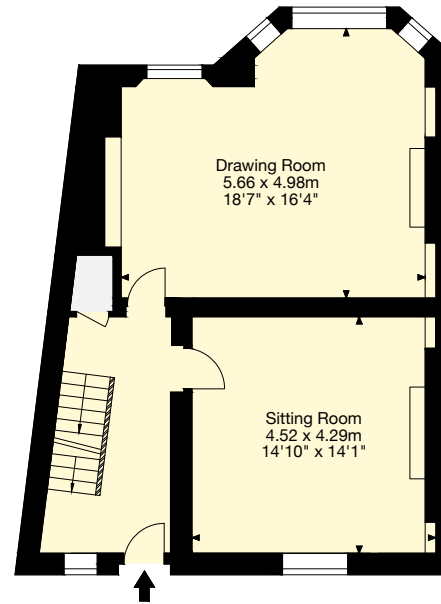
Approximate Gross Internal Floor Area

Total Area: 238 sq m / 2,561 sq ft

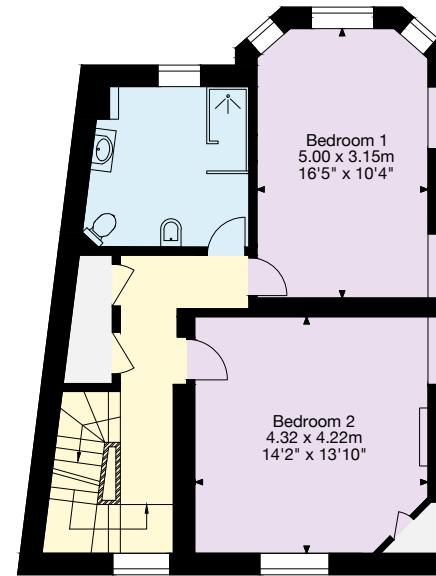
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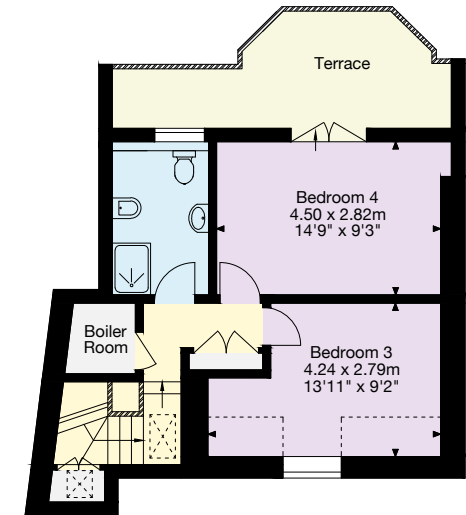
Lower Ground Floor



Ground Floor



First Floor



Second Floor

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I would be delighted to tell you more

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

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