

Grafton Lodge

Weston, Bath





A large, Grade II listed family home dating back to 1835, with garage, walled gardens and a swimming pool, in need of modernisation.

M4 (J18) 10 miles, Central Bath 1 mile
(Distances and times approximate).



Summary of accommodation

Main House

Lower Ground Floor: Toad Hall' apartment: Hall | Kitchen/Living Room | Bedroom | Bathroom | Utility

Lower Ground Floor: 'Cobwebs' apartment: Kitchen | Living Room/Bedroom | Bathroom

Ground Floor: Entrance Hall | WC | Drawing Room | Withdrawing Room/Study | Kitchen | Sitting Room | Conservatory

First Floor: Bedroom 1 | Bathroom | Kitchenette | Lounge

Second Floor: Two Bedrooms | Bathroom

Third Floor: 2 Further Bedrooms

Garden and Grounds

Driveway with parking for two cars | Double Garage | Walled Garden | Pool House/Swimming Pool | Summer House

Situation

(Distances and times are approximate)

Weston Road is located on the west side of Bath, linking Weston village to Victoria Park and the centre of Bath. Grafton Lodge is at the east end of the road, on the corner opposite the park's Botanical Gardens.



It's a short walk (west) to local shops and amenities in Weston Village including a supermarket, bakery, post office, pharmacy, café and hair salons. The village is a popular location, noted for its friendly community, and has a church, two primary schools and a local park. This property is also close to the Royal United Hospital and offers easy access into the city centre (a short walk through the park) and it's on a bus route.



There are well regarded nurseries and schools in both the state and independent sectors nearby.



Mainline rail link to London Paddington (journey time, 90 mins) and Bristol Temple Meads (journey time, 15 mins).



Grafton Lodge

On the market for the first time in 50 years, Grafton Lodge is an exceptional, early Victorian family home, dating back to 1835, in a prime location. Thought to be the work of eminent architect James Wilson, this large, semi-detached property is packed with historic features and charm.

Flagstone flooring from the front door leads through the entrance hall to the ground floor accommodation. Here, the kitchen (with Aga) and sitting room are to the right. A conservatory extends the living spaces, with aspects towards the west-facing gardens.

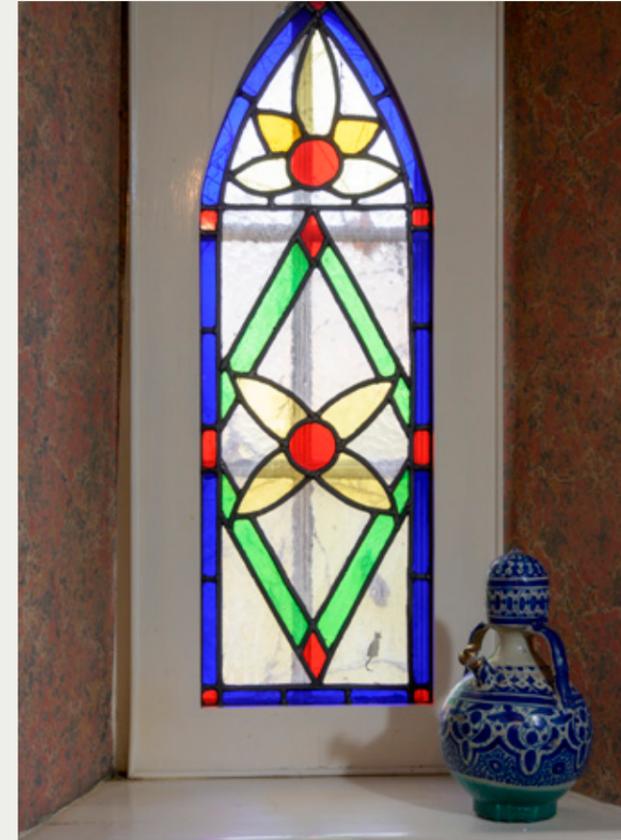
Two larger rooms on this floor are impressive: the drawing room has a triple bay window with 'French style' glazed doors to the east-facing gardens, elegant ceiling height with original cornicing and coving and an open fireplace. The withdrawing room/study, features the same details as well as a 'dumb waiter' that was used to connect to the old 'servant's quarters' for easy delivery of refreshments, etc.

On the three upper floors, there's a total of five bedrooms; a bedsit and four further bedrooms.

On the lower ground floor, there are two apartments. Both have independent external doors and can remain as separate dwellings. Equally, the original doors connecting the accommodation on these levels to the rest of the house remain, and so reconnecting the apartments to the family home is also possible.

Grafton Lodge has been a happy family home for three generations of the same family and is an exceptional property with huge potential.





Gardens and Grounds

Situated within walled gardens on a large corner plot, the house has garden views from every window. A large gate, flagged by pillars, opens into the private setting; high walls around the boundary keep the grounds hidden from the public. Paving leads to the front door of the house. To the left is the east-facing garden: it's mostly lawn with a path separating it from the flowerbeds that run along the boundary walls. Several large trees, including a magnificent Magnolia, create shady spots and further bedding is planted on one side of the house.

The rear garden - facing west - has several terraces, including one in front of the raised conservatory that overlooks most of the level garden with its fish pond, paved centre piece and topiary hedging. Behind the pool house is the double garage and driveway entrance with parking for two cars. There is also a summer house.



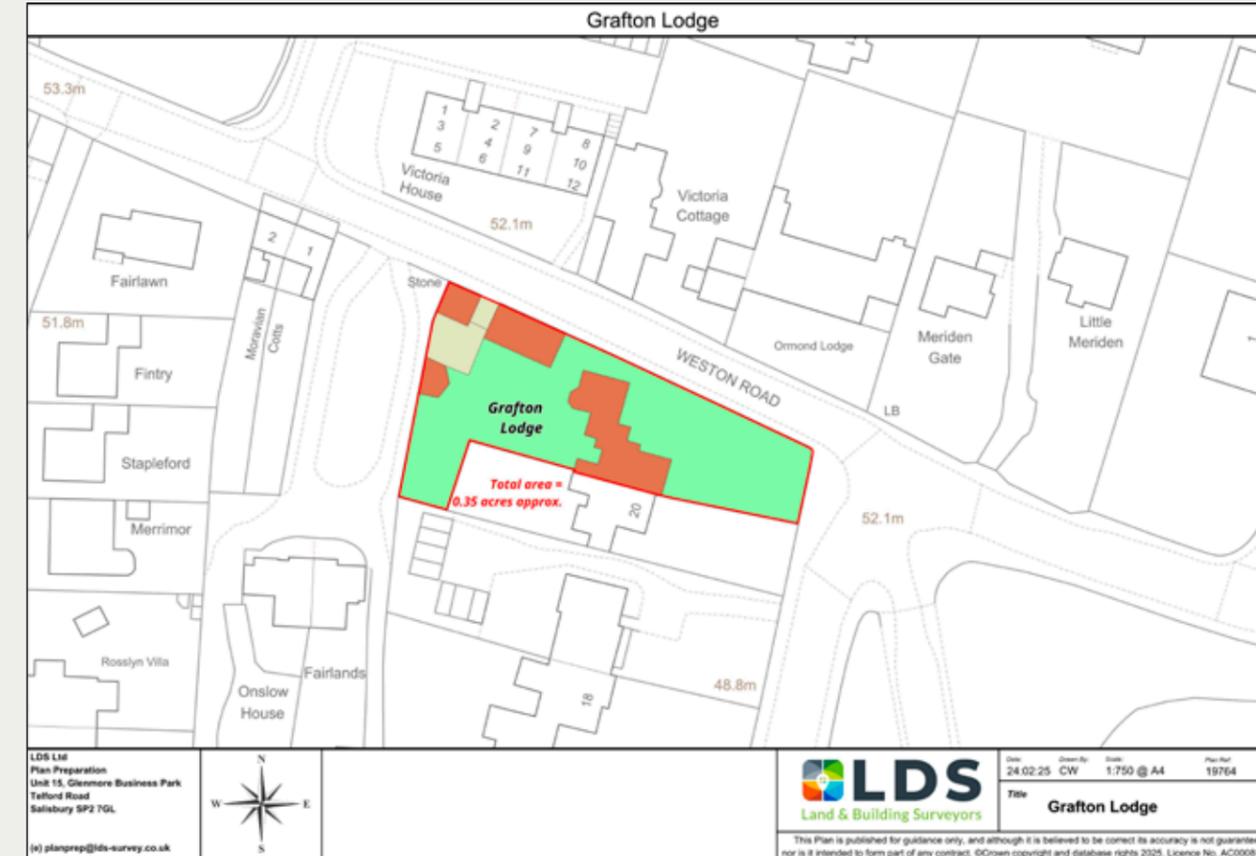


FLOORPLAN

Approximate Gross Internal Floor Area

- Main House = 322 sq m / 3,465 sq ft
- Toad Hall = 47 sq m / 505 sq ft
- Cobwebs = 33 sq m / 355 sq ft
- Outbuildings = 100 sq m / 1,076 sq ft
- Double Garage = 27 sq m / 290 sq ft
- Total Area = 529 sq m / 5,691 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.



Property Information

Tenure: We are advised that the property is 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

EPC:
 Grafton Lodge - E
 Cobwebs - D
 Toad Hall - D

Guide Price: £1,750,000

Postcode: BA1 2XX

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





Bath

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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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