

Crescent Cottage, Widcombe Hill, Bath



A Grade II listed Georgian terrace cottage in popular Widcombe.

Accommodation

Lower ground floor Bedroom Suite

Ground floor Hall | Kitchen/Dining Room | Sitting Room

First floor Bedroom | Bathroom

Second floor Bedroom

Outside Walled courtyard garden

Distances

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

Situation

Crescent Cottage is in Widcombe, a popular area with a thriving community and high street packed with cafes, a butcher, florist, pharmacy, supermarket and several pubs. There is 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

Crescent Cottage is at the end of a terrace of cottages on the lower slopes of Widcombe Hill, its situation allowing for a spacious extension to one side, greatly enhancing the living spaces inside. This property has been fully refurbished and modernised (all with listed building consent) making the most of the space and light. The property is currently operating as a successful furnished Holiday Let through AirBnB. There is stone flooring with underfloor heating throughout the ground floor accommodation and walls are painted white: it's got a good 'flow'.

The kitchen has pale Minerva worktops and soft green units with plenty of storage. There's space for a family dining table and wooden steps lead down into the sitting room (the extended part of the cottage). A large lantern roof window adds height to the space and allows light in - as do the glazed doors that open onto the courtyard garden.

The lower ground floor has a spacious bedroom with built-in storage and dual aspect windows; it's a flexible room that would also work well as additional living space such as a study. The ensuite has quality fixtures and fittings (as do all the rooms in this house), with tiled walls and floors. There's a utility cupboard here too.

The first floor features the principal bedroom with dual aspect windows and a corner fireplace detail, and a family bathroom.

Up to the second floor, the second bedroom has a vaulted ceiling and built-in storage on the landing.





Gardens and Grounds

The walled courtyard garden is both charming and private, with plenty of space for outdoor dining and relaxing. Mature shrubs are in a raised corner bed and another flowerbed follows the line of the curved wall. A bay tree provides shade in this south-west facing garden and a grape vine frames the glazed doors. The elevated position of this corner plot allows for views across to trees and houses on the slopes below, without being overlooked. Garage available by separate negotiation. (Garage 3, Clarendon Road BA2 4NN).

Directions (BA2 6AD)

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. At the roundabout, continue straight up Widcombe Hill. Crescent Cottage is on the right hand side, just past the turn for Church Street.

Property information

What 3 Words: //regulator.magnum.glider

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

Tenure: Freehold.

Local Authority: Bath and North East Somerset - 01225 477000

Council Tax: Band F

EPC: D

Viewing: Strictly by prior appointment with the agent.

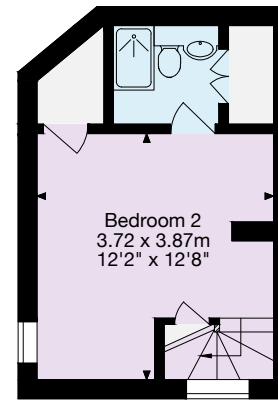


Main House: 104 sq m / 1,119 sq ft

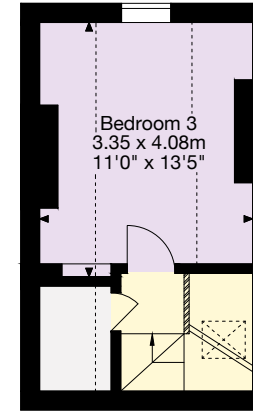
Garage: 16 sq m / 172 sq ft

Total Area: 120 sq m / 1,291 sq ft

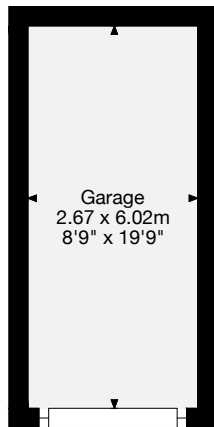
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



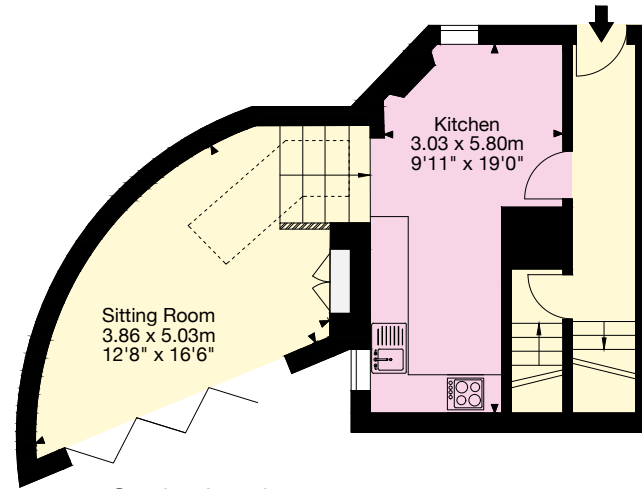
Lower Ground Floor



Second Floor

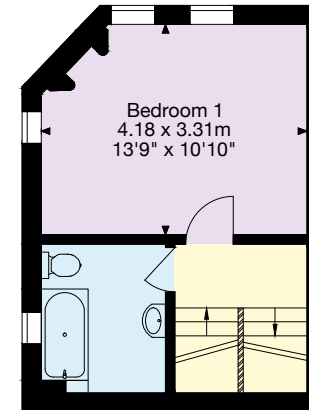


Garage



Garden Level

Ground Floor



First Floor



Knight Frank Bath
4 Wood Street
Queen Square, Bath
BA1 2JQ
knightfrank.co.uk

I would be delighted to tell you more
Charlie Taylor
01225 325 997
charlie.taylor@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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Particulars dated [April 2024]. Photographs and videos dated [April 2024].

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