



# Mullion Lodge

Bath



# A modern, detached family home with lift, garage and grounds in a central Bath location.



## Summary of accommodation

### Main House

**Lower ground floor:** Utility | WC | Lift | Boiler Room/Store

**Ground floor:** Porch | Entrance Hall | Lift | Kitchen | Dining Room | Sitting Room | 2 Ensuite Bedrooms | WC

**First floor:** 3 Bedrooms | Bathroom | Study | Lift

### Outside

Walled Gardens | 2 Terraces | Driveway | Double Garage



## Situation

(Distances and times are approximate)

St Mary's Close is just off Bathwick Hill, which climbs south east from the city centre towards the University of Bath on Claverton Down. The hill borders on the National Trust's Bathwick Meadows which is part of the Bath Skyline walk and has wonderful views over the centre of Bath.



Local shops include a supermarket, cafe, homes store and flower shop, while the city centre is a short walk away. Bath offers first class shopping, superb restaurants and bars and cultural experiences.



There are good pre and primary schools locally, in addition to an excellent selection of both independent and state schools in Bath and the surrounding areas.



The property is well placed for commuters with easy access to the A36, M4 and to Bath Spa station (Bath to London Paddington is 90 minutes).



M4 (J17 or 18) 10 miles, Central Bath 1.5 miles.



## Mullion Lodge

Mullion Lodge sits in the centre of a large, walled plot on the corner of two residential roads. Built in 2008 from solid Bath stone, this detached property is probate end of sale and available immediately.

Inside, a vestibule has glazed doors opening into an L-shaped entrance hall. Here, there's a WC, staircase, and a lift which operates over three floors (up to the first and down to the lower ground), with automatic doors that open when required.

The living spaces on this floor are generous in size and all of them have views to the gardens which wrap around the entire house. The kitchen/breakfast room has a central island, with wooden units, granite worktops, built-in appliances and an Aga range. There's space for a large kitchen table next to the glazed doors that open out onto a dining terrace at the side of the house.

Archways from the hallway lead to a 'formal' dining room and sitting room with stone mantle and gas fire and windows with far reaching views. Glazed doors open onto a second terrace, giving options for alfresco seating, wherever the sun is positioned. There are two bedroom suites on this floor: the stud walls allowing flexibility in changing the spaces to suit new owners.

The first floor has a light and airy landing, with fitted floor-to-ceiling storage. There are two large bedrooms, a family bathroom and a further bedroom/study.

The lower ground is primarily a double garage, linked internally via stairs or the lift; again this space is flexible - it has power, plumbing and a tiled floor. There's also a utility, store/boiler room and WC.



## Gardens

The secluded gardens, driveway and terraces wrap around all sides of this detached home, and feature lawns, several mature trees (conifers, pittosporum and spruce) and a mix of boundary walls and hedging. Entrance on foot is via a gate and path leading to the front porch and front door. A wooden door almost hidden in the garden wall opens to the side dining terrace and steps down link to the rear garden and driveway where the garage is. Here, the driveway is accessed via electric iron gates. Completing the loop around the full garden, a paved path through herbaceous borders and trees leads back up to the 'front' garden via a second terrace.

## Property Information

**Tenure:** 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

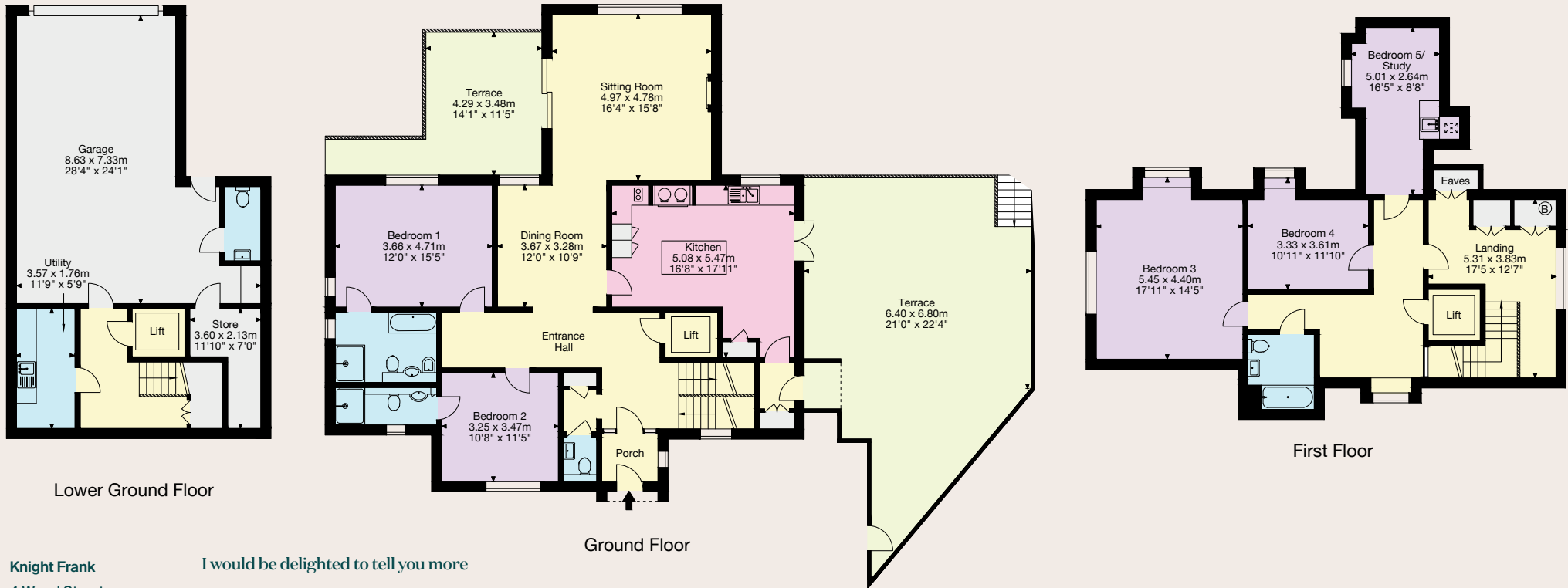
**EPC:** D

**Directions (BA2 6BR):** Head west on Queen Square towards Princes St, then on to Chapel Row. Continue onto Charles St/A367, turn right onto St James's Parade, left onto Broad Quay/Churchill Bridge. At the roundabout, take the 1st exit onto Claverton St/A36. At the roundabout, take the 3rd exit onto Bathwick Hill. Turn left into St Ann's Way and left again onto St Mary's Close. The gates to Mullion Lodge's driveway are on the right.

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

Approximate Gross Internal Floor Area  
 Main House = 248 sq.m / 2,669 sq.ft  
 Garage = 50 sq.m / 538 sq.ft  
 Total Area = 298 sq.m / 3,207 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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**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 May 2024. Photographs and videos dated May 2024.

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