

Belgrave Place, Bath



A carefully refurbished Grade II listed Victorian terraced house on Camden slopes.

Accommodation

Lower Ground Floor Kitchen | Dining Room | Utility | WC

Ground Floor Living Room | Study/Bedroom 3

First Floor 2 Bedrooms | Bathroom

Outside Garage | Garden | Courtyard | Vault

Distances

M4 (J17 or 18) 10 miles, Central Bath 1 mile (All distances are approximate).

Situation

Belgrave Place is on Bath's highly desirable northern slopes in the fashionable area of Camden. There are local shops and a pub nearby. A short walk downhill, Larkhall village has a great selection of shops – a delicatessen, supermarket, book store, pharmacy – plus two pubs and a cafe. The city centre is also a short walk downhill, offering easy access to all of Bath's shops, restaurants, bars and entertainment facilities, as well as its wide range of cultural attractions.

There is also a huge range of sporting opportunities in and around Bath including golf, cricket, horse racing and rugby. A number of good state and independent schools are within easy reach, including Kingswood and The Royal High School. A few minutes' walk from Camden are the open spaces of Camden Meadow and Hedgemoor Park.



The House

One of eight Victorian Grade II listed terraced houses, number six has recently been completely refurbished. There's an instant sense of calm once you step inside into the hallway: the light from the south facing living room flows through, and the natural hues of Atelier Ellis breathable paint colours highlight the property's architectural details, of which there are many. The original floorboards have been pared back and treated and the spindle banisters on the staircase, painted.

On the lower ground floor are the kitchen and dining room, with views south through the triple-bay windows across the garden to the valley beyond (because the house is built into the hillside - as is much of Bath - at the rear, this floor is in fact elevated). Kitchen units are hand built by an ex-Devol cabinet maker, with solid wood worktops and a butler's sink. A utility room has a glazed door that opens to a small courtyard and vault at the front of the house. There's also a WC, under stairs storage and access to the garden from this floor.

The ground floor living room has triple bay windows with fitted seating, an ironwork fireplace with marble mantel, fitted alcove cabinets and shelves and attractive coving and ceiling rose. The study/bedroom 3 has an ornate tiled fireplace with wooden surround, with a window facing to the front of the property. Here, and with each of the main rooms, new cast iron radiators have been fitted, adding to the warmth of the interior.

Up the new wooden stairs, covered with Sisal carpeting, there's a large half landing with built in storage, and a light and spacious first floor landing. There are two generous bedrooms - one at the front, one at the rear (with wonderful views south) and a large family bathroom with bath and shower.





Gardens and Grounds

The rear, south-facing garden is over three terraces. The first terrace is paved, has iron railings and is accessed directly from the lower ground hallway. Wisteria climbs around the dining room's bay windows and steps lead down to the rest of the garden and to the garage (car access is on Belgrave Terrace).

Directions (BA1 5JL)

From Queen Square, proceed up Gay Street and follow the road round to the right along George Street. At the traffic lights/junction, turn left onto Lansdown Road and continue up the hill, turning right onto until Camden Road. Continue past Camden Crescent and along Camden Road. Belgrave Place is on the righthand side.

Property information

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

Tenure: Leasehold 1000 years from 1872 (Contact the agent for more information about this).

Local Authority: Bath and North East Somerset - 01225 477000.

Council Tax: Band F.

EPC: D.

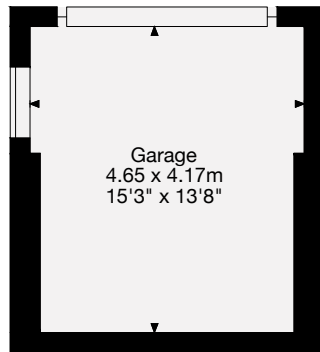
Viewing: Strictly by prior appointment with the Knight Frank, LLP.

Main House: 168 sq m / 1,808 sq ft

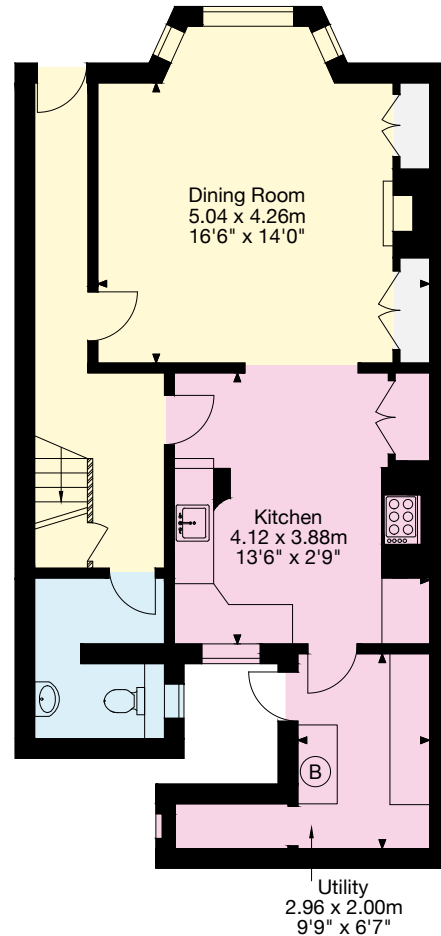
Garage: 18 sq m / 193 sq ft

Total Area: 186 sq m / 2,002 sq ft

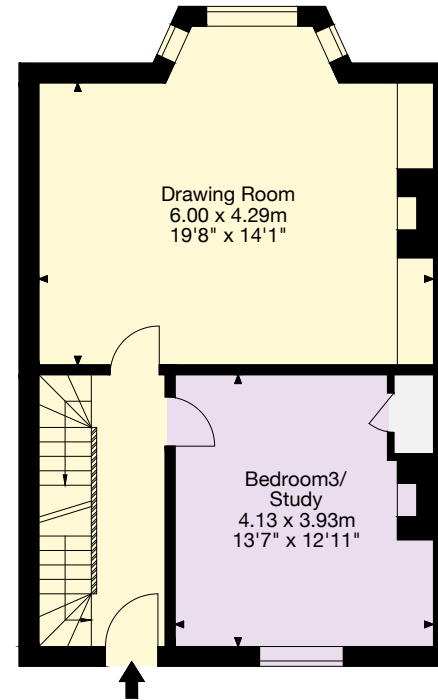
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



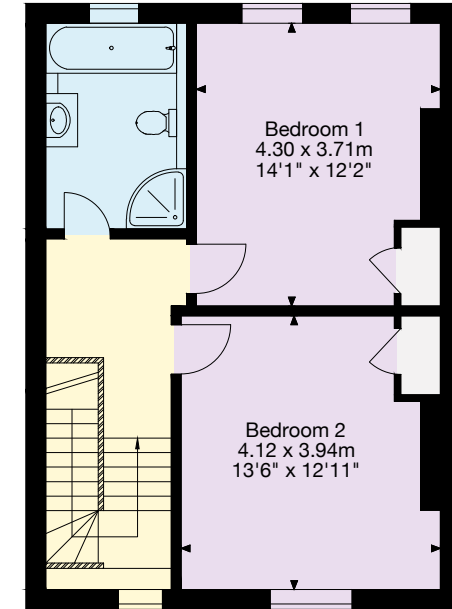
Garage



Lower Ground Floor



Ground Floor



First Floor

Knight Frank Bath

4 Wood Street

Queen Square, Bath

BA1 2JQ

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I would be delighted to tell you more

Sam Daniels

01225 325 992

sam.daniels@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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