



40 SYDNEY BUILDINGS

BATH



BUILT IN 1810, THIS ELEGANT GRADE II LISTED
THREE-STOREY TOWN HOUSE, IS ON A
PRESTIGIOUS ROAD ENJOYING AN ELEVATED
POSITION WITH EXCEPTIONAL VIEWS OVER BATH.

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

Local Authority: Bath and North East Somerset.

Council Tax: G

what3words: ///robot.charge.heat

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

Viewings: Strictly by prior appointment with the agent Knight Frank LLP.



SITUATION

The house is located on one of the most sought-after streets in Bathwick, with outstanding views over Bath Abbey and the city centre. It is a short and picturesque walk along the canal towpath to Bath Spa station, which offers direct trains to London in approximately 75 minutes.

Excellent schooling is close at hand, including Widcombe Junior School and the highly regarded King Edward's School. The University of Bath is also nearby, providing outstanding academic and sporting facilities.



THE HOUSE

One of the oldest houses in Sydney Buildings, the property retains a wealth of period features across all three floors.

The front door opens into a welcoming hallway with its original bath stone flooring and decorative architrave. Leading from here is a cosy snug with an ornamental fireplace and original pine flooring. It also has built in cupboards and shelving plus original wooden shutters. To the rear is the main sitting room with spectacular views along the canals and across the city. This room features original shutters, an open gas fire, original pine flooring, attractive cornicing and ceiling rose and beautifully carved door frames and bookshelves.

A stone staircase leads you down to the spacious dining/breakfast room which has original pine flooring and stone fire surround. It has built in cupboards, shutters, and a Chesney wood burner. This room also offers superb views through the French doors, of the garden, canals and the city. The bespoke hand built kitchen is also on this floor and includes a beautiful built in larder cupboard, 2 Miele ovens, Miele hob and dishwasher and individual full height AEG fridge and freezer. A Quooker tap with water filter is included together with a central island providing additional storage and workspace. On this level there is also a separate office space, a utility room and an additional shower room / cloakroom.

The top floor comprises the principal bedroom with even better views. It has built in wardrobes and original fireplace. The en-suite includes an egg shaped bath with Hansgrohe floor mounted tap, marble sink and smart WC. The second bedroom also has built in wardrobes and original fireplace with views across Bathwick Meadows. A further shower room features a Hansgrohe Raindance shower and there is also very useful storage cupboard on the hallway. There are 2 lofts both with ladders and one is fully boarded for storage.





OUTSIDE

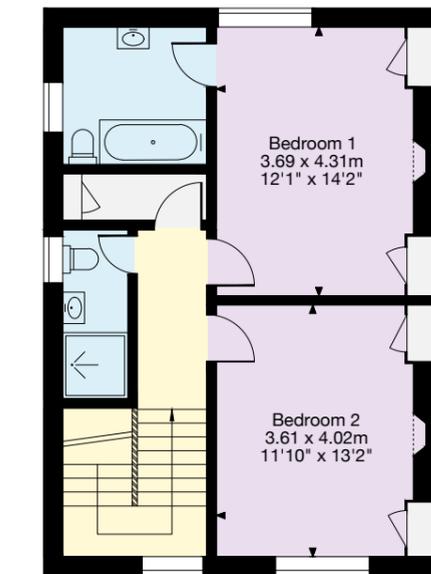
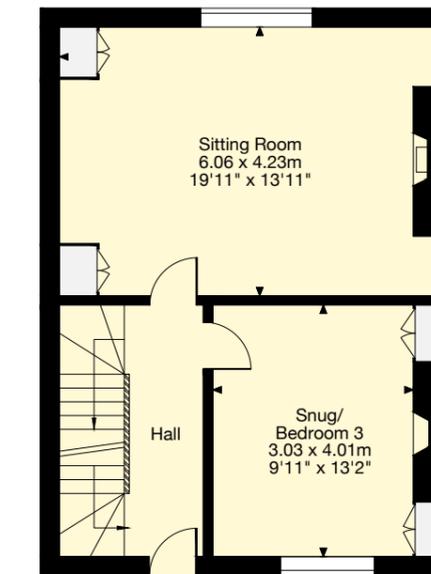
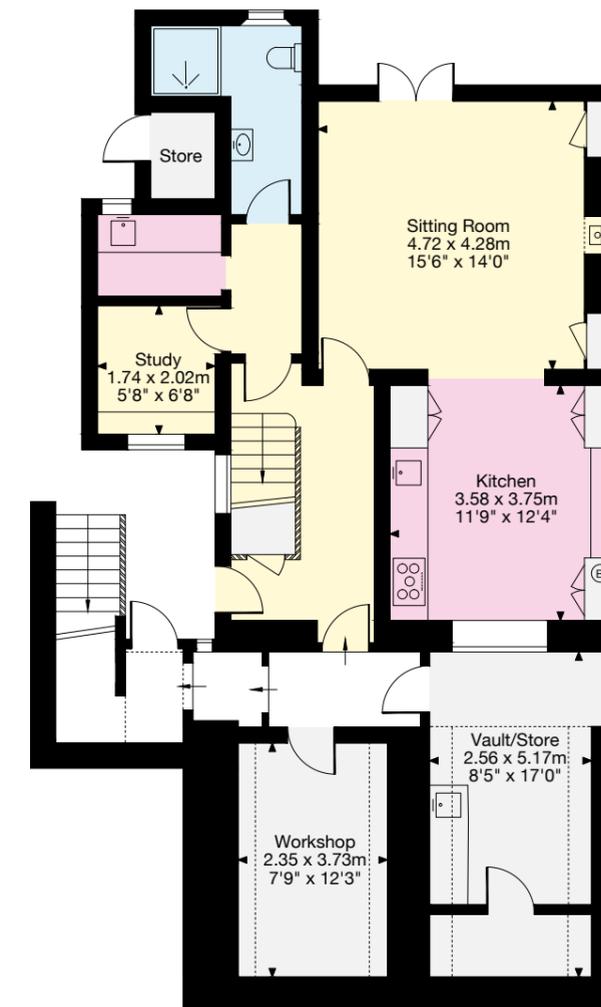
The house benefits from a separate side access which leads down to the basement and garden. There are 2 vaults plus a small amount of additional space. One vault is used as a workshop and the other for storage. A small courtyard provides additional light to the kitchen and another attractive outdoor space.

The garden includes a beautiful southwest aspect that slopes gently down to the canal. The house also has an additional piece of land to the rear which sits right next to the waters edge where ducks, swans and moorhens swim.

The garden is well maintained and provides a tranquil setting to enjoy the sunny aspect and the amazing sunsets.

To the front of the house lies National Trust Land forming part of Bathwick Meadows. There is permit parking on street for 2 vehicles.





Main House = 162 sq m / 1,743 sq ft
 Workshop/Vault/Store = 22 sq m / 236 sq ft
 Total Area = 184 sq m / 1,979 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

We would be delighted
to tell you more.

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