



FIR TREE COTTAGE

BATH

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FIR TREE COTTAGE

HAMPTON ROW

BATH

BA2 6BJ

A unique Grade II listed end of terrace double fronted Georgian villa with a wonderful garden of approx. 1/4 acre, stunning views, river frontage, a mooring and riparian rights, all within 10 minutes level walk of Bath city centre.

- 3/4 bedrooms
- 1 bedroom self-contained annex
- 2/3 reception rooms
- 2 bathrooms
- Beautiful well stocked gardens of approx. 1/4 acre
- Decked balcony
- Paved sun terraces
- Decked mooring
- Riparian rights
- Garage and off street parking
- 10 minutes level walk city centre
- Close excellent schools





SITUATION

Hampton Row is a pretty terrace of Grade II listed Georgian cottages and town houses located in a quiet tucked away, traffic free corner and yet only 10 minutes level walk to Bath city centre, the railway station and many excellent schools. This hidden gem in the heart of Bath has a wonderful mix of both Georgian and Victorian architecture with a lovely residential community. These attractive and much sought after properties have beautiful gardens to the rear with river frontage and enjoy spectacular unexpected views to the rear towards Camden.

The UNESCO World Heritage City of Bath is on the doorstep and offers a wonderful array of chain and independent retail outlets, many fine restaurants, cafes and wine bars along with a number of well-respected cultural activities which include a world famous international music and literary festival, the attractions at The Roman Baths and Pumps Rooms and an array of art galleries and museums.

The property is within easy reach of a triangle of excellent state and independent schools which include The Times award winning Bathwick St Marys Primary School on nearby Darlington Road, King Edwards Junior and Senior Schools on North Road and Prior Park College and The Paragon School in Widcombe.

World Class Sporting facilities are available at Bath Rugby and Cricket Clubs and at Bath University and The Cleveland Pools on Hampton Row, the only Georgian Lido in the country will re-open, subject to further finance being raised for additional works. Communications include a direct line to London Paddington, Bristol and South Wales from Bath Spa Railway Station. The M4 Motorway, Junction 18 is 10 miles to the north and Bristol Airport is 18 miles to the west.





DESCRIPTION

Fir Tree Cottage is a unique end of terrace Grade II listed Georgian double fronted villa, located in a hugely desirable residential area, conveniently placed at end of Hampton Row, and adjacent to the hugely popular Bathwick Estate which is within 10 minutes level walk of Bath city centre and close to the award winning Bathwick St Mary's Junior school.

The property offers beautifully presented, practical family living accommodation arranged over 2 floors with the benefit of a separate one-bedroom annex, that could be an Airbnb let. There are stunning mature, well stocked gardens which lead down to the river with a decked mooring enjoying riparian rights. A further decked balcony wraps around the house, along with 2 paved sun terraces that span the width of the property. In addition, there is a large 2-way garage and an off-street parking space.

The property is entered into an attractive hallway with original period floor tiling. To the left there is a lovely bay fronted formal drawing room with attractive hardwood flooring, a period fireplace and Jotul wood burning stove. To the right there is a further pretty reception room with a handsome period fireplace and built in recessed cupboards, which could also be used as an occasional bedroom.

To the rear of the property with a wonderful aspect over-looking the gardens and river and enjoying stunning panoramic views there is an impressive open plan hand painted bespoke kitchen, with a lovely larder cupboard, along with an impressive dining and living space with bi-fold doors that lead onto the decked balcony and paved sun terraces.

The first-floor accommodation comprises three lovely double bedrooms, a large family bathroom with beautiful wooden paneling and an attractive shower room along with a pretty study/library area on the raised landing.

Externally accessed from the family room there is a one-bedroom annex with a well-fitted shower room and small kitchenette, that is currently being used as a successful Airbnb.

The large well-stocked mature gardens which are a key feature of this beautiful property lead down to the river where there is a large, decked terrace with steps leading down to a mooring which enjoys Riparian rights. Stunning panoramic views over Camden and beyond are enjoyed from all the principal rooms to the rear.



ACCOMMODATION

GROUND FLOOR

Entrance Hall

With original period tiled flooring, wall mounted alarm control panel, dado rail, large under stairs storage cupboard and door through to drawing room.

Drawing Room

With solid wood flooring, period fireplace with marble surround and slate hearth, Jotul wood burning stove, 2 recesses to either side, period coving, wall mounted lighting, bay window to front aspect with 3 sash windows and radiator under.

Family Room/Bedroom 4

Solid wood flooring, period fireplace with tiled surround and slate hearth, 2 recessed arched cupboards to either side, period coving, sash window to front aspect.

Open Plan Kitchen/Dining/Family Room

Kitchen

With slate flooring, a comprehensive range of hand painted bespoke floor and wall mounted units, cupboards and drawers with black granite work surface and upstand, 5 door range oven range oven with 7 ring gas hob, glazed splash back, extractor over, integrated dishwasher, stainless steel sink with chrome mixer tap, space for large fridge/freezer, double glazed sash window to rear aspect and door to garage.

Living/Dining Area

With solid wood flooring, bi-fold doors to decked balcony, wall mounted contemporary radiator, integrated speakers, wall to wall, floor to floor glazing, doors to sun terrace and door through to guest cloakroom. Fitted wooden window seat with radiator under.

Guest Cloakroom

With wall mounted coat hook, slate flooring, pedestal WC, wall mounted basin with glazed shelf over, ceiling spotlights, extractor fan. Loft cupboard space over.

Stairs with fitted carpet rise to the first floor landing.

First Floor

Landing

Large landing currently used as library area, fitted carpets, large airing cupboard housing hot water tank, sash window to front aspect with radiator under.

Bedroom 1

With fitted carpet, 2 recessed built in wardrobes, bay window with 3 sash windows to front aspect with radiator under.

Bedroom 2

With fitted carpet, sash window to front aspect with radiator under.

Bedroom 3

With fitted carpet, 2 sash window to rear aspect with radiator under.

Shower Room

With slate tiled flooring, corner basin set into a vanity unit with tiled splash back, corner WC, large fully tiled and glazed shower unit with hand held and wall mounted shower, ceiling spotlight track, wall mounted heated towel rail and light tunnel.

Family Bathroom

With wooden flooring and wall paneling, large feature claw foot bath with a central tap and telephone style hand held shower, sash window to rear aspect, pedestal WC and basin, wall lighting, ladder effect heated towel rail, ceiling spotlights and extractor fan.

EXTERNALLY

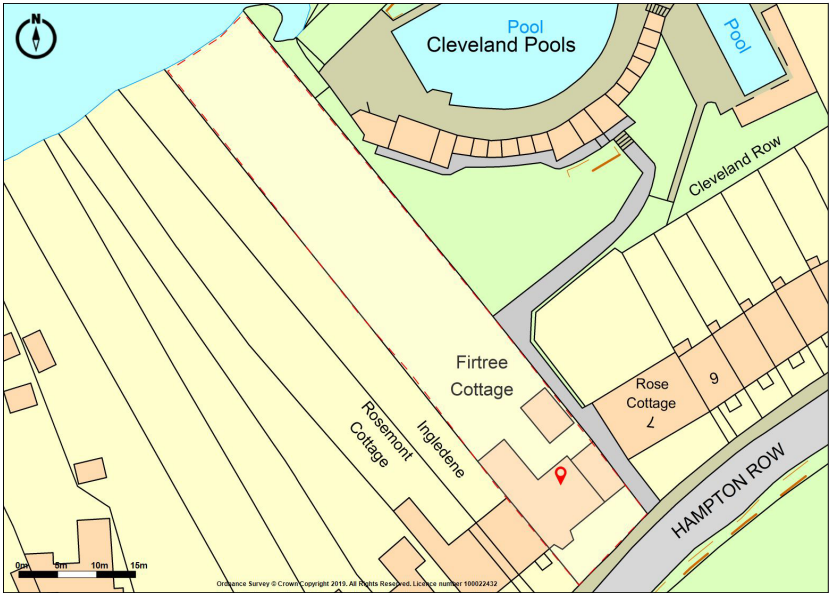
There is a beautiful, paved sun terrace and decked balcony that wraps around the property along with 2 further paved sun terraces, a greenhouse, timber framed shed and large undercroft storage area. Steps lead down to further well stocked gardens which has a wealth of mature shrubs and trees, an small orchard, 6 raised beds, a further pretty decked area, a level lawn and a riverside decked balcony with steps leading down to a mooring. Wonderful far-reaching views towards Camden can be enjoyed from the gardens.

River Studio

With wooden flooring, built in wardrobes, Crittall windows to side and rear aspect, exposed beams, walk in shower room and small kitchenette

Garage

With double doors to front and back, space and plumbing for washing machine, wall mounted utilities, cupboard housing gas fired boiler.



Promap v2
LANDMARK INFORMATION

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Licence number 10002432
Printed Scale - 1:5000. Paper Size - A4

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Total approximate area - 0.25 acres

FLOOR PLAN

Fir Tree Cottage, Hampton Row, Bathwick, Bath, BA2 6BJ

Approximate Gross Internal Area = 152.2 sq m / 1638 sq ft

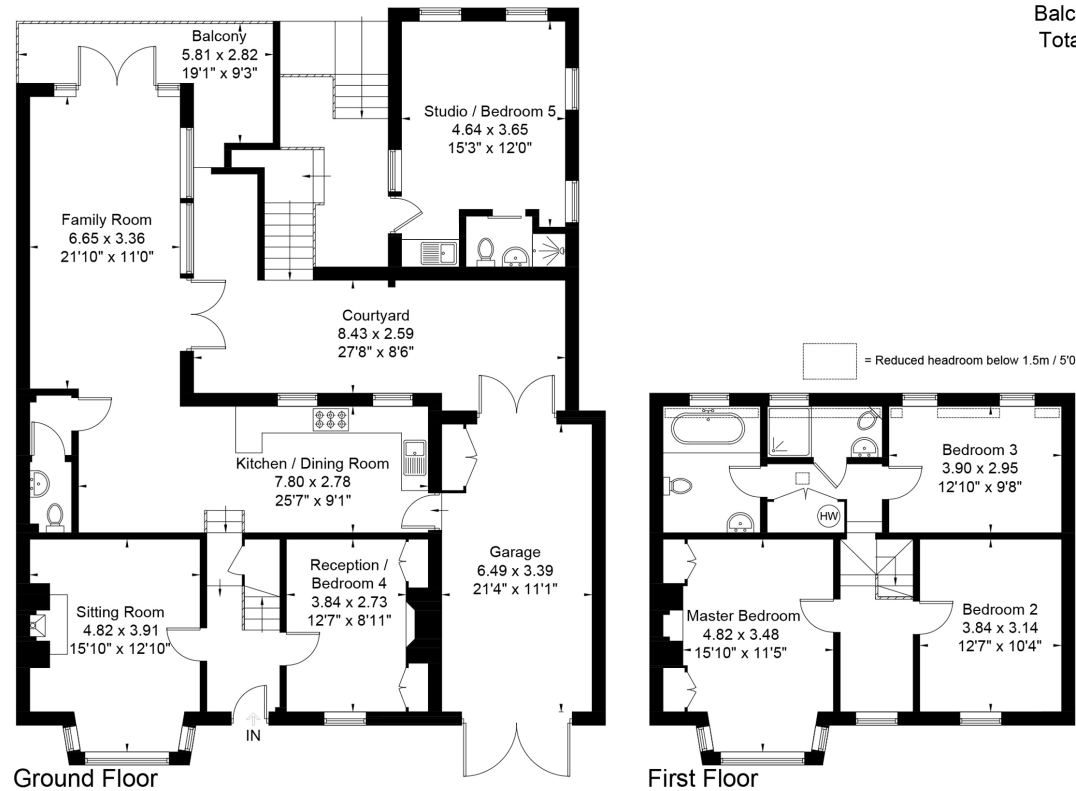
Courtyard = 26.2 sq m / 282 sq ft

Garage = 22.10 sq m / 237 sq ft

Studio / Bedroom 5 = 20.5 sq m / 220 sq ft

Balcony = 10.6 sq m / 114 sq ft

Total = 231.6 sq m / 2491 sq ft



These plans are prepared in accordance with the guidelines as set out by the RICS Code of Measuring Practice. Whilst every attempt has been made to ensure accuracy, all measurements should be treated as approximate and as such are for illustrative purposes only. Not to Scale. Photos | Floor Plans | Energy Performance Certificates | Design | Print | www.roomcpm.com | © Room - Creative Property Marketing Ltd 2019



GENERAL INFORMATION

Services: All mains services connected

Heating: Full gas fired central heating

Tenure: Freehold

Council Tax Band: E

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