

whiteley helyar



2,670 ft²



4 double bedrooms



bathroom & WC



on street parking

Guide Price £1,100,000

4 Springfield Place, Bath, BA1 5RA

An imposing Grade II listed semi-detached Georgian residence in this highly sought-after location on the prime northern slopes of Bath. Standing in beautiful south westerly facing gardens, this versatile property offers considerable potential to update to personal taste and retains a number of delightful period features including sash windows, window shutters, feature fireplaces and authentic stone staircase.

ACCOMMODATION

glazed porch
reception hall
sitting room
dining room
kitchen/breakfast room
bathroom

four double bedrooms
workshop
utility room
store room
glazed lean-to
cloakroom

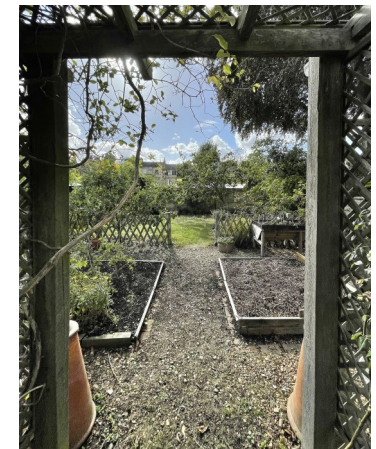
EXTERNALLY

The house offers ornate gardens to the front, complete with cobble lined pathway, timber arbour and trellis encouraging climbing plants, mature borders planted with an array of bushes shrubs and trees. The walled rear gardens, home to a number of fruit trees (a quince, a fig, three apples and a cherry tree) have been thoughtfully and sympathetically landscaped to create a number of distinct areas; patio garden with mature borders intertwined with flagstones incorporating a garden pond, kitchen garden accessed through a timber arbour comprising raised beds with a further arbour leading through to a delightful lawned garden.

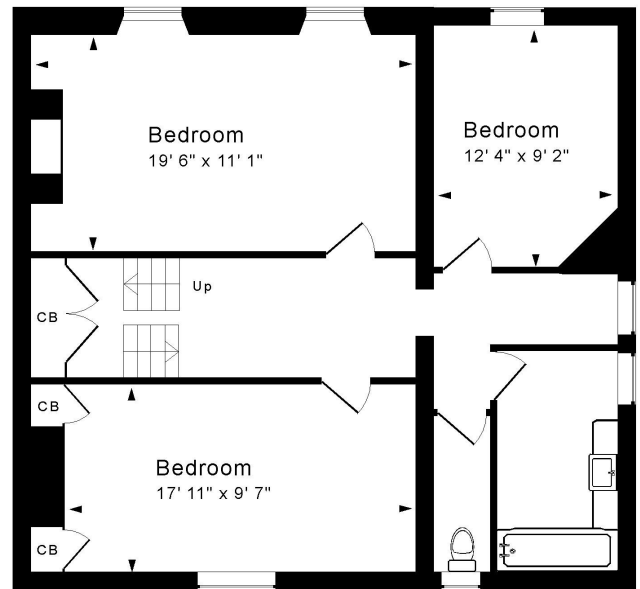
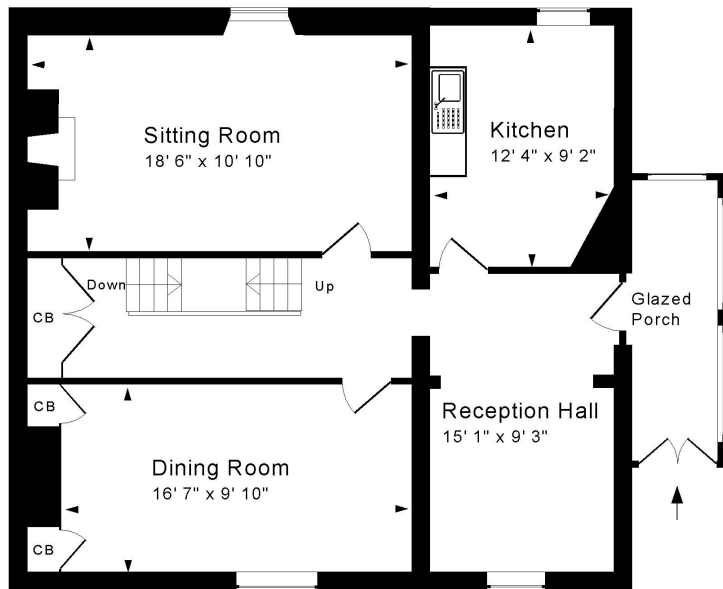
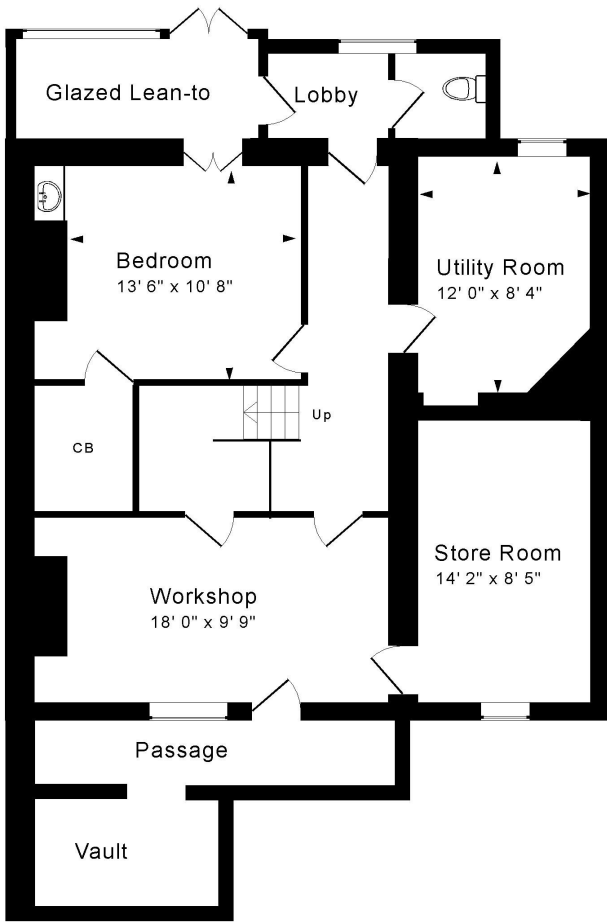
LOCATION

Springfield Place occupies a fine and most convenient position on the city's highly desirable Northern slopes. It is about a mile from the city centre (with its countless shops and amenities), is well served by a frequent bus service and is also well placed for easy access to the M4 without having to cross Bath.





Tenure: Freehold
Council tax band: 'G' £3,347.59



Ground Floor

First Floor

Garden Level

Approx. Gross Internal Floor Area 2,670 Sq. Ft. / 248 Sq. M
 Includes Porch, Lean-to and Lobby. Excludes Vault and Passage.
 For identification purposes only. Not to scale. Copyright Jemesis Ltd 2022
 Drawing Number:172-0518
 4 Springfield Place, Lansdown, Bath, BA1 5RA.

