

# whiteley helyar



3,413 ft<sup>2</sup>



4 bedrooms



2 bathrooms



large garage

Guide Price                      £1,350,000

Stanley House, Camden Road, Bath, BA1 5JE



A beautiful double fronted Grade II listed Georgian house on the sought after northern slopes of Bath enjoying stunning panoramic south facing views over the city. This delightful family home offers over 3,000 square feet of versatile accommodation arranged over three floors and benefits from particularly light and airy accommodation with high ceilings and huge sash windows and numerous charming period features such as, plaster ceiling mouldings/rosettes, feature fireplaces and exposed floorboards. The house also benefits from a large garage to the front.

### ACCOMMODATION

entrance hall with Yorkstone flag flooring  
living room  
reception room/study  
utility/shower room  
cellar providing great storage space

kitchen breakfast room  
formal dining room/bedroom  
three further double bedrooms  
bathroom with bath and double shower cubicle  
separate cloakroom

### EXTERNALLY

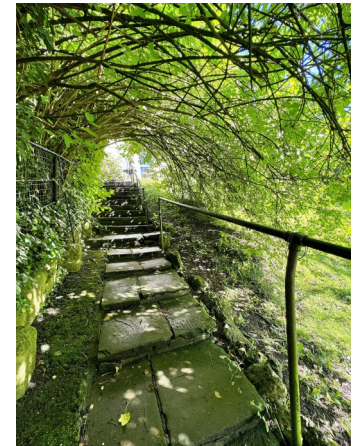
The property offers beautiful private south facing terraced lawned mature gardens to the front, planted with trees bushes and shrubs to borders complete with a large Yorkstone terrace providing wonderful space to entertain whilst taking in the fabulous view. There is also a charming walled private courtyard to the rear with convenient raised bed with automatic watering system, which offers great space for catching the sun and alfresco dining and with steps up to gated rear pedestrian access to Perfect View (where there is free parking).

### LOCATION

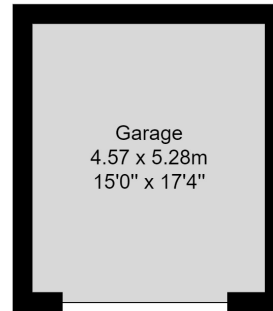
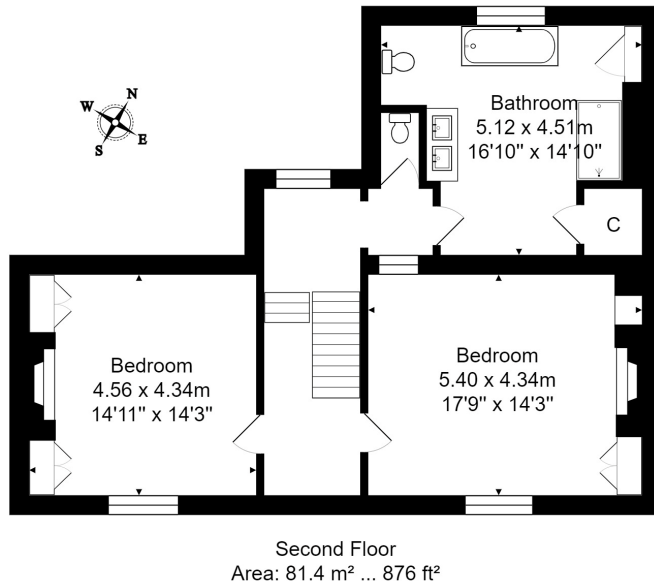
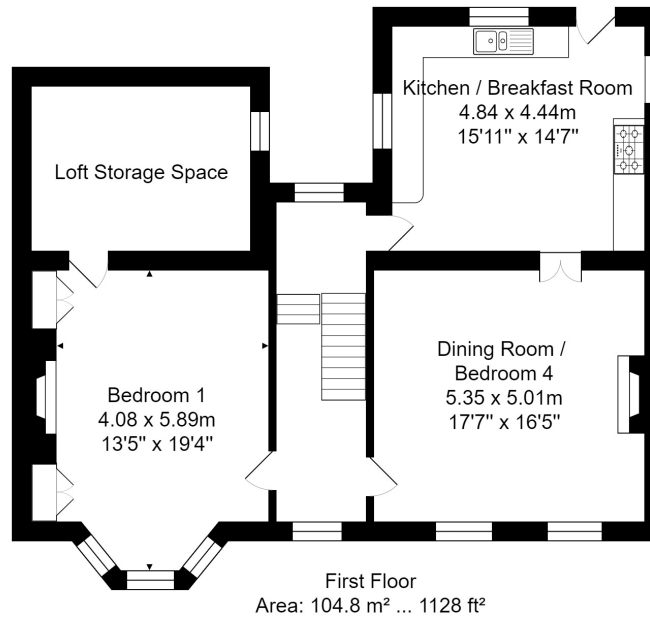
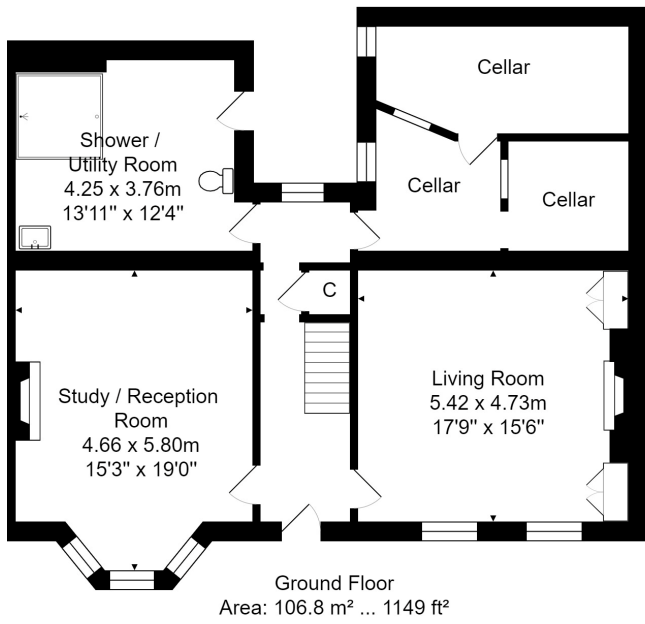
The property occupies a lovely, most convenient and popular position. It is within walking distance of the various shops and amenities in Larkhall and Fairfield Park, is close to excellent schools and is near to beautiful open countryside. The house is well served by a regular bus service into the city centre (just over a mile away), whilst swift access to the M4 is available without having to cross Bath.











Garage  
Area: 24.2 m<sup>2</sup> ... 260 ft<sup>2</sup>

Total Area: 317.1 m<sup>2</sup> ... 3413 ft<sup>2</sup>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser. Area includes internal and external wall thickness  
www.epcassessments.co.uk



Tenure: Freehold  
Council Tax Band: 'G' £3,511.75

