

whiteley helyar



2,727 ft²



5 bedrooms



*2 bathrooms &
cloakroom*



driveway parking

Offers over £1,000,000

Nightingale House, Gloucester Road, Swainswick, Bath, BA1 8BJ

A detached period of house on the edge of the city, beautifully refurbished, cleverly remodelled and extremely well presented to create a stunning home of charm, enjoying the most wonderful widespread views over the adjacent open countryside.

ACCOMMODATION

5 double bedrooms
sitting room
snug/living room
cloakroom
useful cellar*

bathroom and en-suite shower room
dining room
28' kitchen/breakfast room with pantry
large garden room and utility
gas fired heating

EXTERNALLY

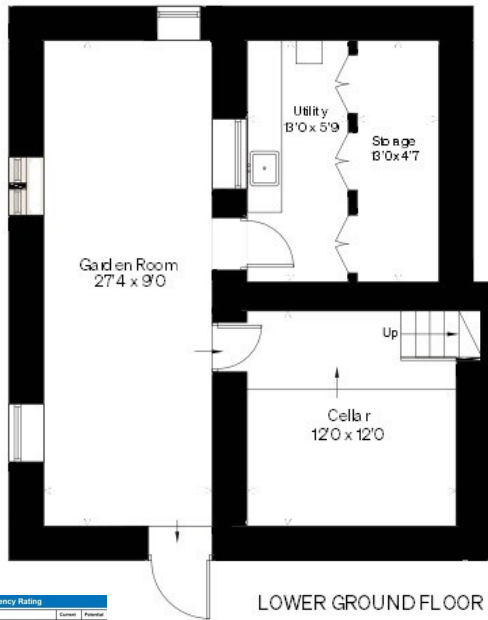
The house stands in good sized, delightful gardens which back on to open countryside. Approaching half an acre in size, they comprise a wonderful paved terrace with rill, separate water feature and planted raised beds - a fabulous place for outdoor dining and taking in the stunning aspect, views and sunsets. The rest of the garden comprises numerous ornamental shrubs, bushes, grasses and mature trees and hedging, leading to the meadow which, in turn, runs down to fields. The pretty gardens in front of the property are well stocked, whilst a driveway from the road offers off road parking for 3 or 4 vehicles.

LOCATION

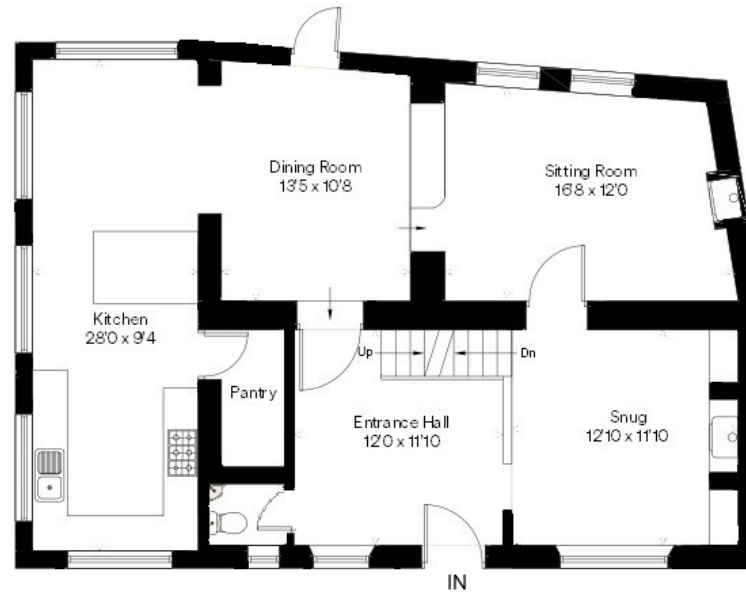
Nightingale House is well positioned in this sought after location on the north/eastern side of the city. On the edge of Larkhall, the amenities in the 'village' are within easy reach, whilst Alice Park is just down the road - with its wonderful facilities and café. Beautiful walks through nearby countryside and up Solsbury Hill are close at hand, the city centre is only 3 miles away (with its vast array of shops and amenities) and swift, easy access to the M4 is available without having to cross Bath.



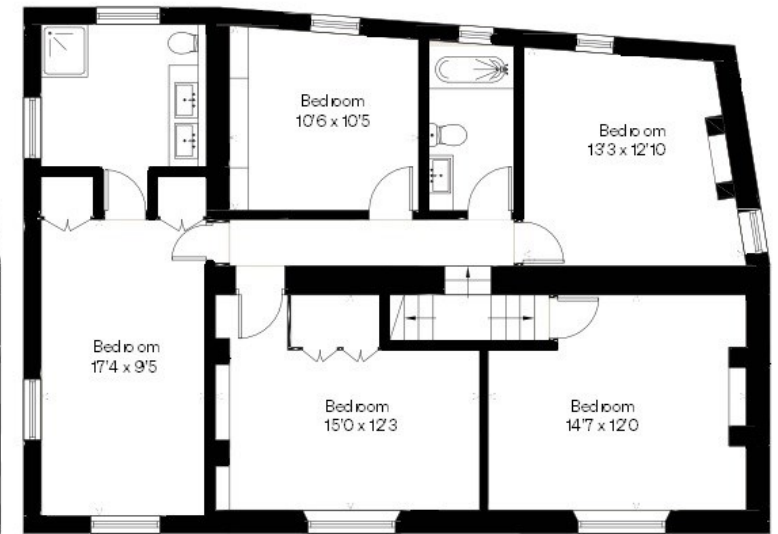




LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

Approximate Floor Area = 253 sq m / 2727 sq ft

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

Tenure: Freehold
Council Tax Band: 'E' £2,575.27

