



13 BEAUFORT EAST
Bath

Carter Jonas

13 BEAUFORT EAST, BATH, SOMERSET, BA1 6QD

Porch • Entrance hall • Sitting room • Study • Cloakroom
• Kitchen/Breakfast room • Dining room • Drawing room
• Principal bedroom suite with dressing room and Jack
& Jill shower room • Three further bedrooms • Family
bathroom • Shower room • Three WCs • Vaults • Garden
• Garage • Parking in front of garage

DESCRIPTION

Retaining many impressive Georgian period features, this grand house is set over five floors and has versatile accommodation all linked by a cantilever stone stair and flagstone floored halls. There are exposed wood floors, ceiling roses, and elaborate plaster cornices throughout. This gorgeous family home is situated in a fantastic spot close to Larkhall Village and its plentiful amenities.

The house is grand in scale having been built circa 1790 and retains the original Tuscan doorcase as does the rest of the row. There are several spacious reception rooms, the formal drawing room in particular has lovely views to the green out to the front. The property has been completely replumbed to accommodate a new unvented heating system; individual radiators can be controlled remotely for efficient and sustainable use. The house has also been rewired, with network points throughout the house as well as discreetly placed Wi-Fi hotspots to ensure consistent signal across all floors. The sitting room on the ground floor is currently used as an entertainment room with AV cabling underfloor so that sounds systems/cinema can be integrated.

The second floor is home to the principal suite comprising the principal bedroom, a stunning jack and jill shower room with marbled floors, walk in shower and bespoke tiled pedestal stone sinks and brass fittings.

A FINE EXAMPLE OF A SUBSTANTIAL GEORGIAN TERRACED TOWNHOUSE. BUILT C. 1790 WITH OVER 4,500 SQ FT OF ACCOMMODATION AND SITUATED JUST TO THE EAST OF BATH CITY CENTRE IN LARKHALL ON LEAFY BEAUFORT EAST. GARAGE, PARKING AND NO ONWARD CHAIN.







Adjacent is the beautifully designed dressing room with island storage for jewellery, clothes, shoes and accessories. All the integrated furniture in the principal bedroom, dressing room and reception rooms is by Trefurn Joiners, based in the Cotswolds, and is of the highest quality adding character and functionality.

There are two further double bedrooms on the third floor (one with views across to St Saviours Church and Larkhall).

The kitchen/breakfast room and dining room are situated on the lower ground floor with storage vaults to the front and a door to the rear terrace and garden.

The large walled rear garden is enclosed, private and leafy and leads down to a seating area at the rear of the garden, a garden store and a single garage. The garage is accessed from the road at the rear of the property and allows a car to be parked in front of the garage on the street. The back gate at the bottom of the garden gives access to Larkhall village around the corner.

SITUATION

Beaufort East is set high and back from London Road with a pretty green and trees across the road to separate. Approximately 1.2 miles from the centre and very well placed for easy access to the M4, it is an easy walk into town. There is a bus stop over the road which takes you directly into the centre of Bath and Bath Spa railway station.

The village of Larkhall has some excellent independent shopping facilities with a post office, delicatessen, chemist, hardware, greengrocer, theatre, bistro, doctors' surgery, vet and primary school within 0.5 miles. There is direct access to the canal path over the road along Grosvenor Bridge Road taking you one direction all the way to Bradford on Avon, traffic free, and in the other direction to Bath city centre via Sydney Gardens and Great Pulteney Street.

There are many excellent private schooling options nearby, with King Edwards School not far as well as Kingswood and the Royal High school easily accessed on the way up Lansdown.



Bath is a World Heritage Site famed for its Georgian architecture and Roman heritage and provides an extensive range of business, entertainment and cultural facilities along with two universities. There are well regarded schools in both the state and independent sectors and a mainline rail link to London Paddington (journey time from 82 mins) and Bristol Temple Meads (journey time from 15 mins). Junction 18 of the M4 motorway is about 9 miles to the north and Bristol International airport is some 20 miles to the northwest.

ADDITIONAL INFORMATION

Tenure: Freehold

Planning: Listed Grade II

Services: All mains services are connected.

Council Tax: Band C

Local Authority: Bath and North East Somerset Council.

EPC: Band D

Parking: Garage and parking in front for one car.

Viewing: Strictly by appointment with Carter Jonas.



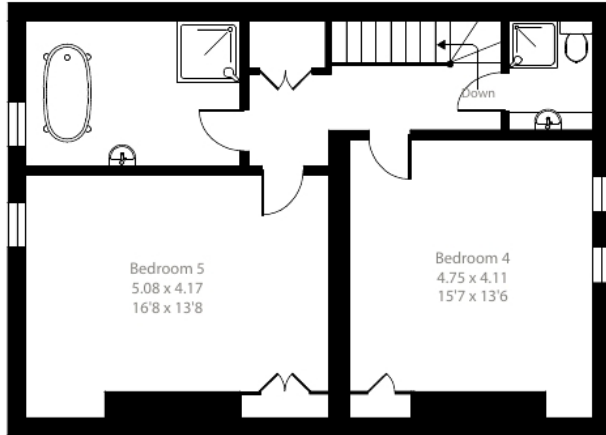
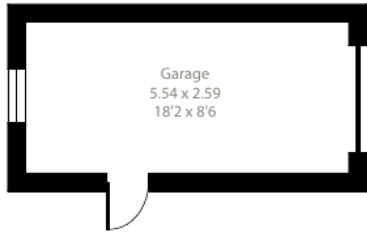


Approximate Area = 4365 sq ft / 405.5 sq m

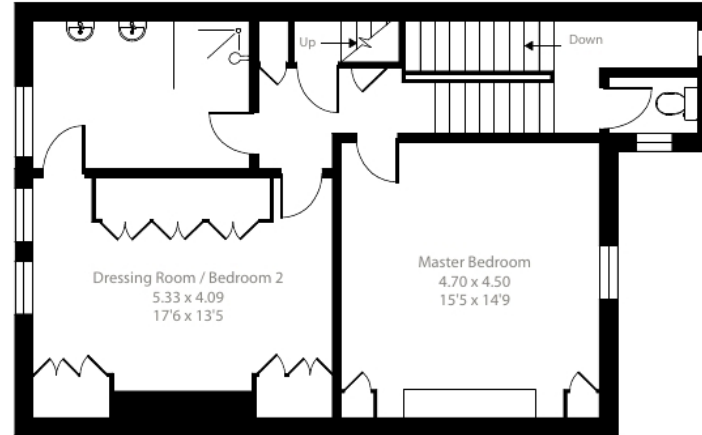
Garage = 155 sq ft / 14.4 sq m

Total = 4520 sq ft / 419.9 sq m

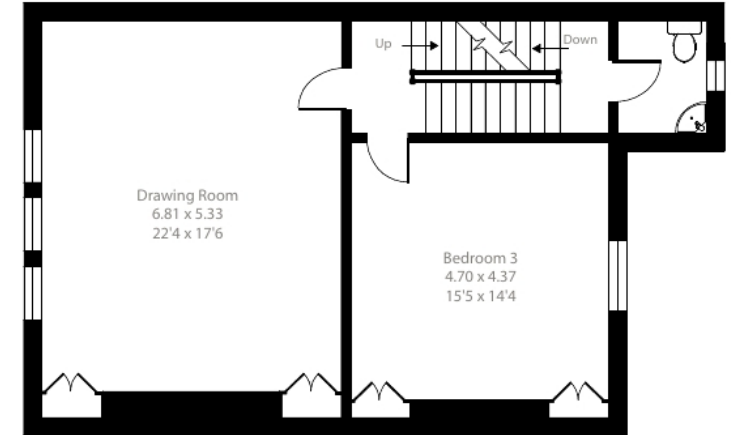
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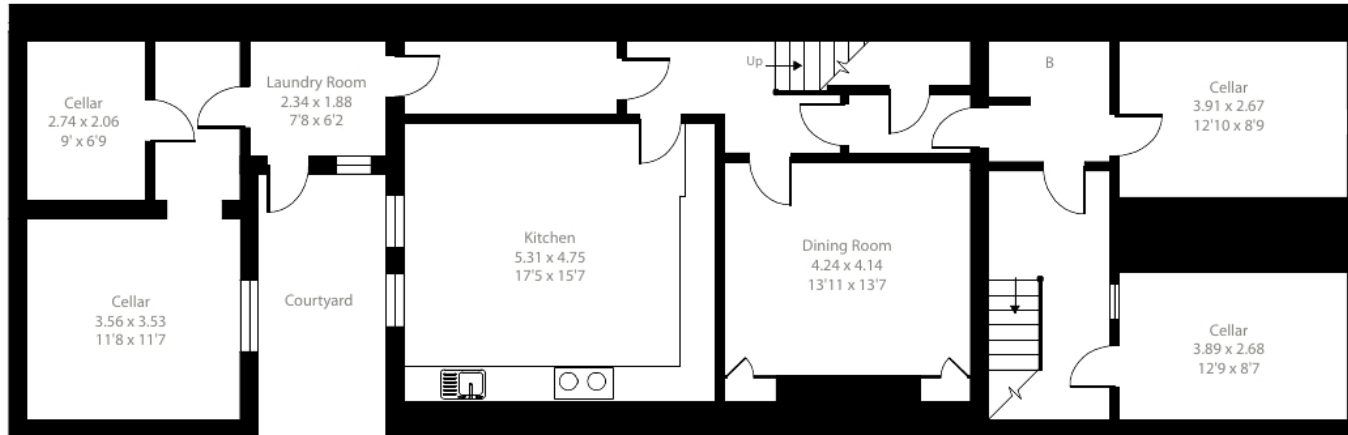
Third Floor



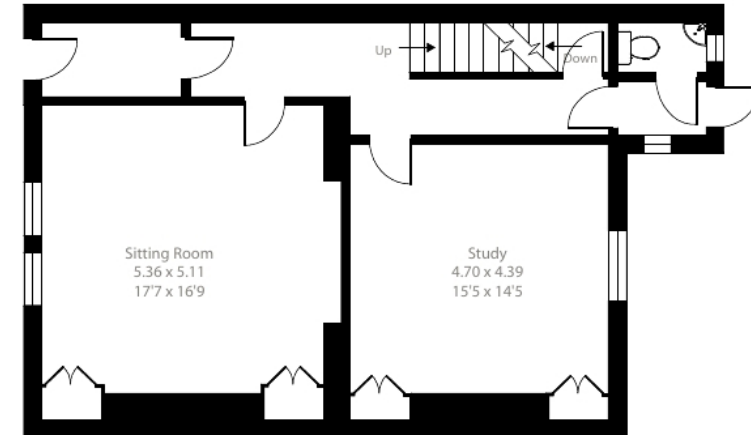
Second Floor



First Floor



Lower Ground Floor



Ground Floor





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