



BARNARD HOUSE

Winkworth





Barnard House, 6 Vane Street, Bath, BA2 4DZ

A delightful Semi-detached Victorian townhouse in the centre of Bath with a spacious gravel car park.

Entrance Porch | Entrance Hall | Large Study | Dining room | 5 Spacious Double bedrooms | 2 Bathrooms | Shower room | Kitchen | Utility | Scullery | Vault

London Paddington 90 mins from Bath Spa Station, M4 junction 18 approx 10 miles.

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DESCRIPTION

Barnard House is a delightful Victorian House built approx 1859 with some later additions which has been lovingly restored internally with extensive works to the house's infrastructure. The accommodation which is arranged over 5 storeys is immaculately presented and extremely spacious. There are a number of retained period features in the property including fireplaces, ceiling cornice and ceiling roses.

The property is entered at street level through a bath stone entrance porch leading into the main hallway. On this level there is a large study at the rear of the house with views over the garden and the famous Recreation ground beyond. Also on this floor is a large dining room at the front overlooking the parking area.

On the first floor there is the first spacious double bedroom, a shower room and large Drawing room. On the Second Floor there are two further double bedrooms and a bathroom.

On the top floor there are two more double bedrooms.

On the lower ground floor there is a large kitchen, a spacious snug, a utility room, vaulted storage area and another bathroom. A door from here leads into the rear garden.

The rear garden is westerly facing and made up from a mix of fruit trees, lawned area, greenhouse and can also be accessed via the side of the house.

COUNCIL TAX

G

EPC RATING

E





LOCATION

Barnard House is situated at the bottom of Bathwick Hill, a level walk down Great Pulteney Street into the city centre shopping area. The property overlooks the famous "Bath Rec" home of Bath Rugby.

Bath Spa mainline railway station is approx. ½ mile walk with access to London Paddington c.90 mins or Bristol Temple Meads c.15 mins. The M4 Junction 18 is approx. 10 miles drive to the North.

This property really is situated in the heart of the city with the added benefit of a very large gravel parking area for several vehicles.

TENURE

Freehold

SERVICES

All main services are connected

LOCAL AUTHORITY

Bath & North East Somerset Council

Tel: 01225 477000 or www.bathnes.gov.uk

VIEWING

Strictly by appointment with Winkworth Bath

FIXTURES & FITTINGS

All those items regarded as tenant's fixtures and fittings, curtains and light fittings are specifically excluded from the sale. However, certain items may be available by separate negotiation.





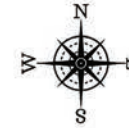








Barnard House, 6 Vane Street, Bath BA2 4DZ
 Gross Internal Area (Approx.)
 358 sq m / 3,859 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Capture Property Marketing 2023. Drawn to RICS guidelines.
 All Measurements are approximate and should not be used as a statement of fact.
 Plans to be used for information purposes only. Not drawn to scale.

Capture.



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