



6 Dunsford Place

6 Dunsford Place Bath BA2 6HF

An exquisite Grade II listed Regency townhouse offering in excess of 2,800 sq. ft. of accommodation in this superb location

Entrance hall | Kitchen | Dining room | Cloakroom
Drawing room | Withdrawing room/bedroom 4 |
Study | 3 bedrooms | 2 bathrooms | Office | Studio |
Second cloakroom | Vaults | Gardens | Double
garage | Workshop |

Situation

Occupying an outstanding position on the lower slopes of Bathwick Hill with wonderful views over the City, Dunsford Place is situated just above the Kennet and Avon Canal, close to National Trust fields. There are local shopping facilities available close by on Bathwick Hill including a Tesco Express and a florist. The City Centre is within walking distance (about half a mile away) providing a wealth of cultural, culinary and recreational facilities.

There is an excellent range of schools, both private and state including King Edward's, Prior Park College, Bathwick St Mary's Primary School and Widcombe Junior to name but a few. Communications are also excellent; Bath Spa Railway Station with direct links to London Paddington and Bristol Temple Meads is within easy walking distance. Junction 18 of the M4 is approximately 10 miles to the north.

Description

Entering the house via the front door, you are greeted by a wonderful entrance hall with a beautiful, restored stone floor and the fine staircase taking you to the upper levels. The cornicing is particularly attractive, running through with a Greek key motif.

To the left hand side is an excellent kitchen and dining room; a through-room creating plenty of space and light. There are period shutters and wonderful sash windows with views over the garden. To the rear of the hall is a back door leading out to the garden and there is a very handy downstairs cloakroom.

The lower ground floor consists of two main rooms; one has a very pretty fireplace and looks out over the garden and the second is used by our client as a studio. In the hallway, there is a useful run of units with a sink. A door leads out to





a courtyard and two vaults; in one corner is an original washer bowl likely to date from the early part of the 1800s. To the other end of the hall is a further cloakroom.

At first floor level, you are greeted by a wonderful drawing room, again with superb decorative mouldings, working shutters and a timber fireplace with open fire and cupboards to either side. The balconettes to the front of the house are also extremely attractive with star motif ironwork. To the rear, at first floor level, there is a withdrawing room with fireplace and two fitted cupboards. This would easily make a fourth bedroom, if required, and would have access to the bathroom situated on the second floor landing. In addition, there is a small study accessed off the half landing.

On the second floor is a beautiful master bedroom with twin cupboards. Down the length of the opposite wall are five sets of fitted wardrobes. A further bedroom, again with a very pretty fireplace flanked by cupboards, overlooks the garden. On the top floor is one very good sized bedroom and a bathroom.

Externally

To the front of the house there is a well laid out terrace with centrally planted laurel flanked by lavender plants. To the rear of the house the garden is mainly laid to lawn with a variety of attractive trees including a lilac, several silver birches and a wisteria climbs over a pergola which surrounds a rear terrace, ideal for evening drinks. At the far end of the garden is a double garage and separate attached workshop.

General Information

Bath & North East Somerset Council. Council Tax Band G. All mains services connected.



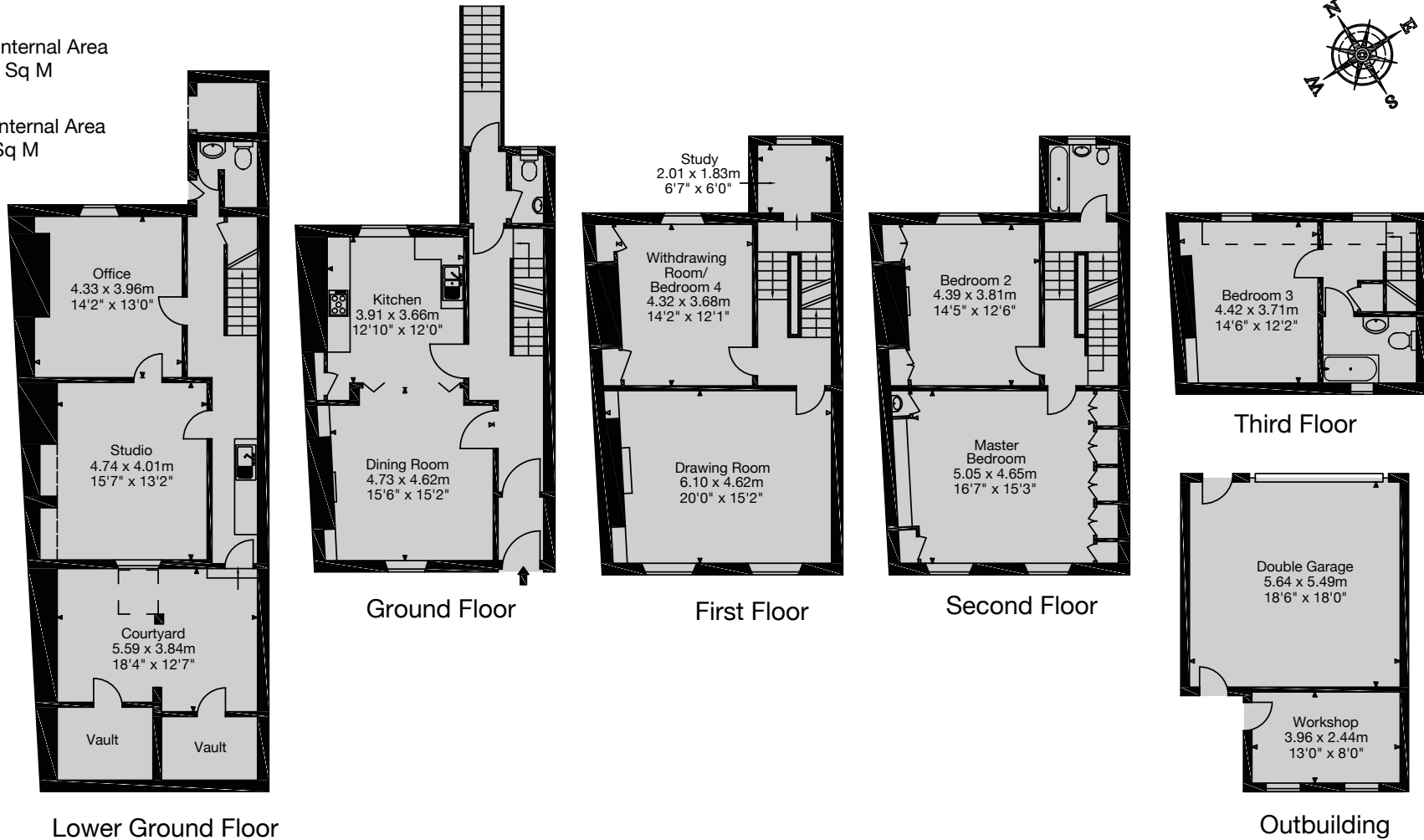
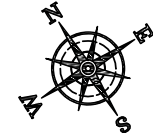
EST ● 1879

CRISP COWLEY

6 Dunsford Place,
Bath, BA2 6HF
Approx. Gross Internal Area
2825 Sq Ft - 262 Sq M

Outbuilding
Approx. Gross Internal Area
442 Sq Ft - 41 Sq M

Vaults
Approx. Gross Internal Area
105 Sq Ft - 9 Sq M



01225 789333

www.crispcowley.co.uk
7 York Street, Bath BA1 1NQ

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