

# whiteley helyar



*1,890 ft<sup>2</sup>*



*4/5 bedrooms*



*2 bathrooms*



*garage*

Guide Price                      £700,000

Prior Lodge, 7 Kelston Road, Bath, BA1 3QH



**Prior Lodge, 7 Kelston Road, Bath, BA1 3QH**

## DESCRIPTION

Dating back to 1845 this detached former coach house offers spacious and versatile accommodation arranged over three floors as well as an open outlook and commanding views across the south west of Bath.

## ACCOMMODATION

entrance hall  
23' sitting room  
dining room  
conservatory with an open outlook  
cloakroom  
gas fired heating  
solar panels

4/5 bedrooms  
kitchen/breakfast room  
bathroom and separate shower room  
study/bedroom 5  
multi fuel fire  
double glazing  
garage with power and lighting

## EXTERNALLY

To the front of the property there is a driveway providing space to park a vehicle and access to the single garage. The generous south westerly facing rear garden (approximately 75') has been landscaped creating a number of distinct areas including herbaceous borders, vegetable plot, two areas of lawn and a patio area providing space to entertain whilst enjoying the afternoon sun.

## LOCATION

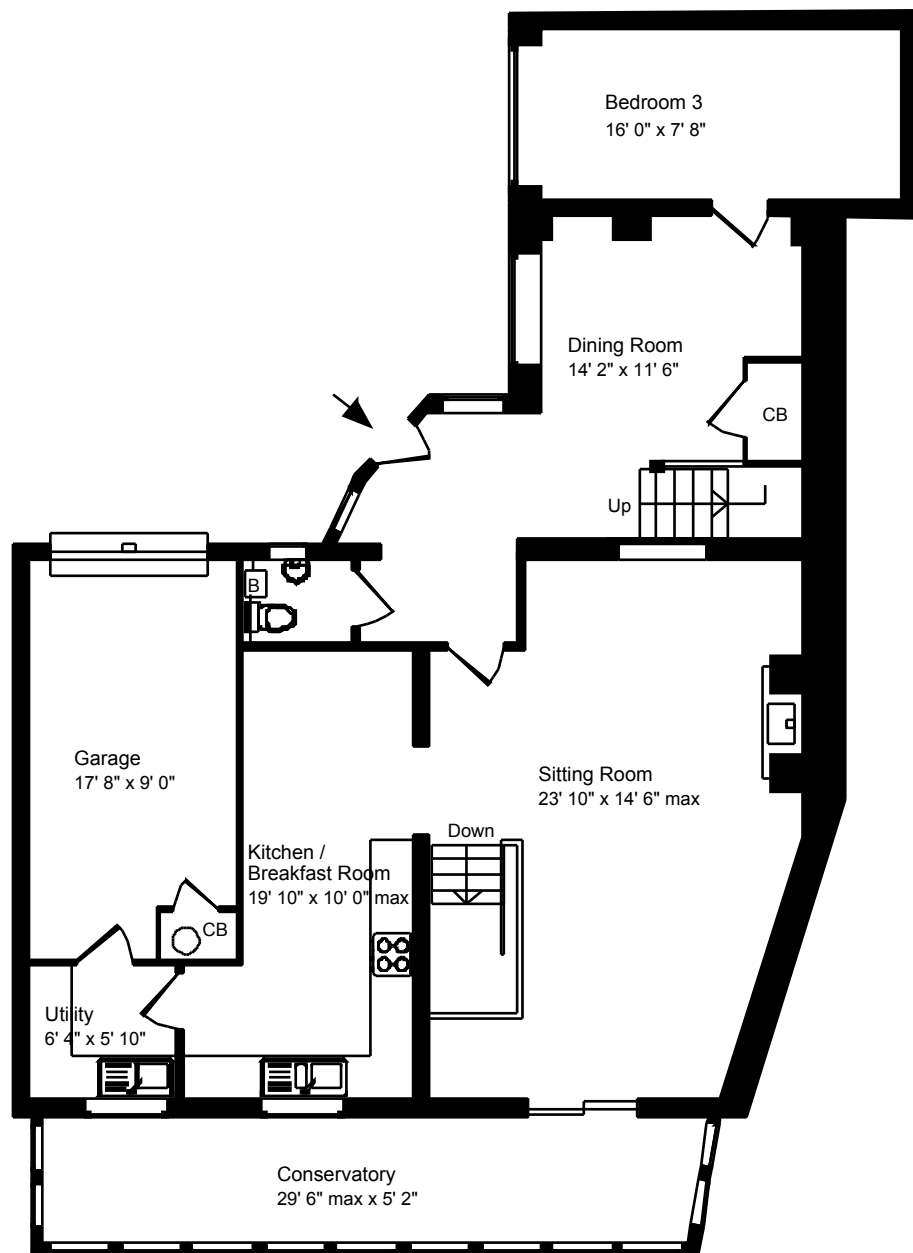
The house is positioned within a short walk of various amenities including shops at both Chelsea Road and Weston High Street, whilst the Royal United Hospital, doctor's surgery, Newbridge 'Park and Ride' and Marina are also close at hand. The property is also well served by highly regarded schooling and a regular bus service to the centre of Bath (about 2½ miles away), whilst easy access to both Bristol and the M4 is available without having to cross the city.





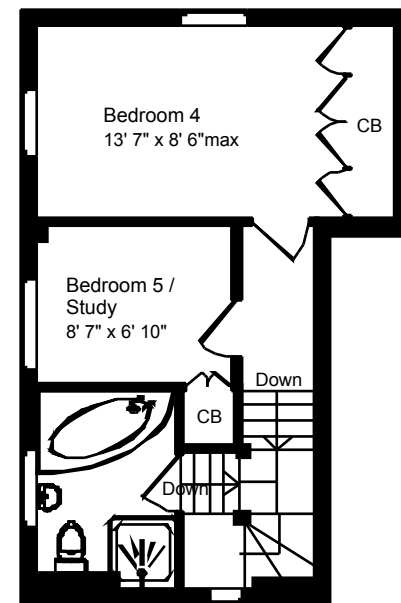




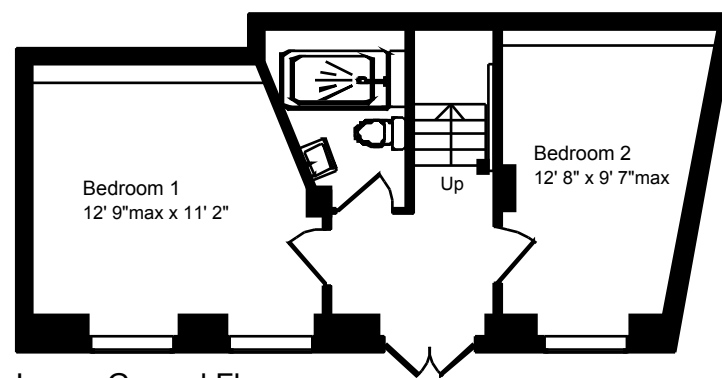


## Ground Floor

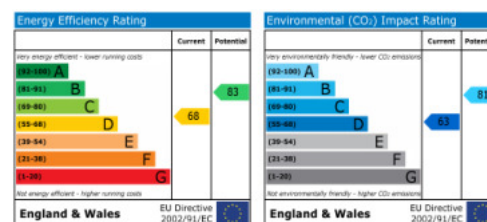
Approx. Gross Internal Floor Area 1,890 Sq. Ft. / 176 Sq. M  
 Includes Conservatories. Excludes Garages, Porches etc. unless stated  
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 Drawing Number: 172-0104  
 7 Prior Lodge, Kelston Road, Bath, BA1 3QH.



## First Floor



## Lower Ground Floor



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