



**Flat 8, The Old Walcot School, Guinea Lane,  
Bath, BA1 5NB**

**£375,000**

A fabulously unusual 886sqft two floor penthouse maisonette in this superbly central spot between the Paragon and Hedgemoor Park. Triple aspect tower sitting room with stunning St Swithins views, spacious kitchen/diner, large skylit master bedroom, two bathrooms, study area and a unique second bedroom with a glass atrium roof. A real one off Bath apartment - guaranteed to beguile. Sole Agents

- 886sqft
- Two bedrooms
- Two bathrooms
- Triple aspect sitting room
- Spacious kitchen/diner



## Property Description

**AGENTS NOTES** Constructed in 1841 at a cost of £1773 to the design of architect James Wilson Esq - the Walcot Parochial School is a gloriously ornamented Italianate architectural confection with multiple levels and towers, occupying an apex plot on the junction of Guinea Lane and the Paragon. The site was originally secured by Rev James Lunt - the Rector of Walcot at the time - and the building served as a school until 1901. More recently, the building housed the Bath Antiques Market before being converted into apartments in 2001/2.

The building is Grade II listed and each apartment benefits from a residue 999yr lease from 2001. Management is provided by West of England (Belmont, Lansdown Rd) and this years service charge for the apartment is £1730.

**KITCHEN/DINER** Rear sash window with Hedgemoor Park view, two storage heaters, front door from communal halls with video entry system, stairs to upper floor.

Base and wall units with worktops and inset sink/drain, inset electric hob with oven under and hood over, space for tall fridge/freezer, fitted washing machine.

Dining area.

**SHOWER ROOM** Tiled floor, heated towel rail, low level W.C, handbasin, tiled shower cubicle, extractor fan.

**SITTING ROOM** Occupying one of the projecting towers and with triple aspect sash windows looking out onto Hedgemoor Park, St Swithins Church and over to Bathwick. Fitted shelving, part panelling to walls, exposed ashlar pillars, electric wall heater.

**LANDING** Rear sash window with Hedgemoor Park view and a glimpse of Camden Crescent through the treetops. Stairs to west master bedroom and east bedroom 2, study area and bathroom.

**BEDROOM 1** Front and rear dormer skylight windows, two storage heaters.

**STUDY AREA** Built in overstairs double wardrobe, airing cupboard with pressurised hot water tank, desk space, electric wall heater.

**BATHROOM** Heated towel rail, low level W.C, handbasin, panelled bath with mixer/spray shower tap, part tiled walls, extractor fan, tiled floor, shaver point.

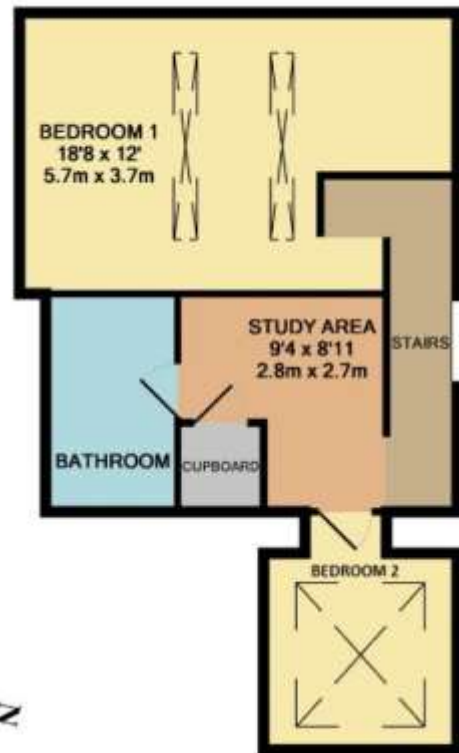
**BEDROOM 2** Double glazed atrium roof for night time stargazing (with fitted blind), wall lights, electric wall heater.







RECEPTION FLOOR  
APPROX. FLOOR  
AREA 422 SQ.FT.  
(39.2 SQ.M.)



UPPER FLOOR  
APPROX. FLOOR  
AREA 464 SQ.FT.  
(43.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 886 SQ.FT. (82.3 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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## Contact Details

9 Moorland Road  
Oldfield Park  
Bath  
Avon  
BA2 3PL

**W:** [www.madisonoakley.co.uk](http://www.madisonoakley.co.uk)

**E:** [info@madisonoakley.co.uk](mailto:info@madisonoakley.co.uk)

**T:** 01225 829040

## Tenure

Freehold

## Council Tax Band

D

## Viewing Arrangements

Strictly by appointment

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements