



**6 CANAL TERRACE**  
Bathampton

Carter Jonas



## 6 CANAL TERRACE, BATHAMPTON, BATH, SOMERSET, BA2 6TP

- Bath City Centre 2 miles
- M4 (J18) 10 miles
- London (Paddington) 90 minutes from Bath Spa Station

Reception hall • Living room • Kitchen • Conservatory/  
Dining room • Sitting room • Study/Bedroom four •  
Three further bedrooms • Bathroom • Shower room •  
Garden • Garage • Two parking spaces in neighbouring  
car park

### DESCRIPTION

This is a very desirable and historic double fronted three storey end of terrace house, originally two properties that are now one house with versatile accommodation. It has been arranged as a family house for some years, however, more recently has been used as a holiday rental, for which it was very successful. A more modern three storey extension to the rear has created additional size as well as a more recent conservatory, creating a large and light open plan kitchen/dining and entertaining area on the ground floor, opening onto and overlooking the garden, creating more living space on the upper floors. The property retains a wealth of period charm and character, being listed Grade II for its architectural and historical merit – having sash windows, open fireplaces, exposed wood floorboards and a wooden staircase leading up through the house.

The first floor has three bedrooms and a bathroom, one of the bedrooms leading off another. The ground floor has three reception rooms, although when run as a holiday cottage, one of these was arranged as a further bedroom. The garden level has the open plan kitchen/dining area as well as a further reception room next to a spacious shower room, which again has been recently used as a bedroom.

**A SUPERB AND HISTORIC GRADE II LISTED DOUBLE FRONTED AND EXTENDED END OF TERRACE THREE STOREY CANAL SIDE PROPERTY WITH LOVELY VIEWS, LARGE GARDEN, GARAGE AND FURTHER ALLOCATED PARKING.**











The views from the house are a delight having a triple aspect, overlooking the Kennett and Avon canal and to Solsbury Hill to the rear of the property. The level lawn garden is well maintained and has a garage and parking for two further cars with access through the neighbouring car park.

#### SITUATION

The property sits in an envious position on the edge of the canal, in the attractive village of Bathampton, only 2 miles from Bath City centre and lies within the Cotswolds Area of Outstanding Natural Beauty. The canal path provides a scenic walk, run or cycle ride either directly into Bath or through Avoncliff to Bradford on Avon in the opposite directions. The village has a range of amenities including a shop, surgery and dentist, cafes, public houses and a primary school.

Bath is a World Heritage Site famed for its Georgian architecture and Roman history, as well as a cultural hub in the region and boasts a number of renowned venues including the Bath Abbey, the Theatre Royal and the Assembly Rooms. It enjoys a wealth of cultural, business and recreational facilities along with superb schooling in both the state and private sectors plus two universities. There are excellent sporting opportunities nearby. Local golf courses include Bath, Lansdown, Kingsdown and Bowood, rugby clubs include Bath, Bristol and Gloucester.

#### ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** All services are connected

**Planning:** The property is listed Grade II

**Local Authority:** Bath and North East Somerset Council

**Council Tax:** Band D

**EPC:** Band D

**Viewing:** Strictly by appointment with Carter Jonas

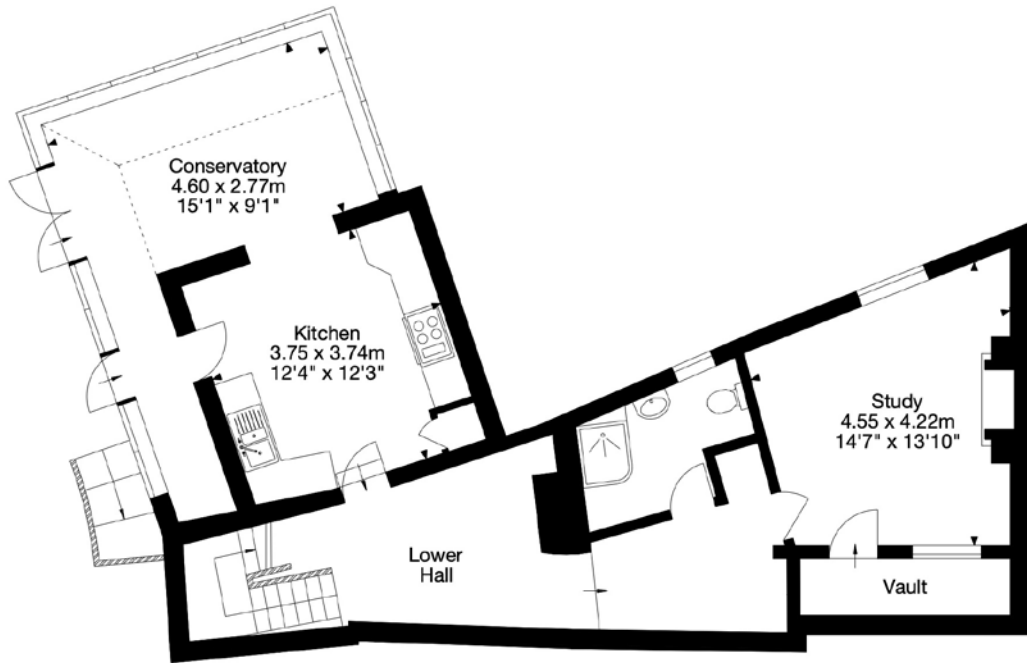
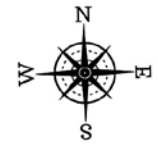




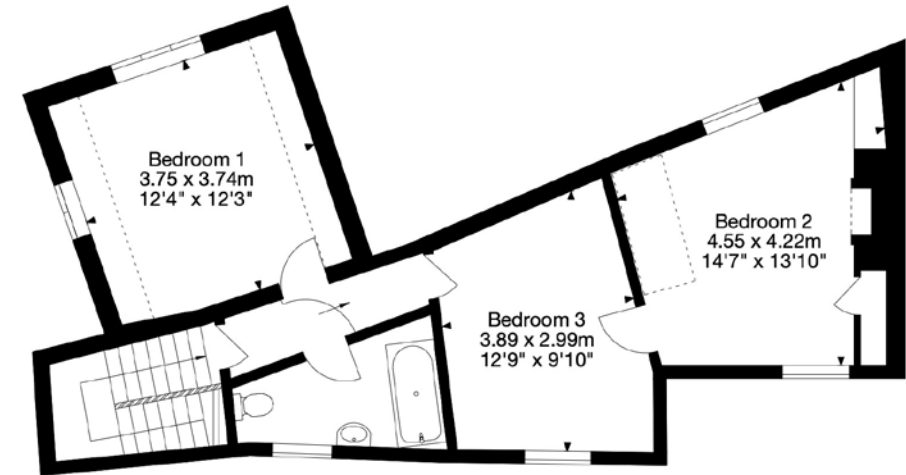




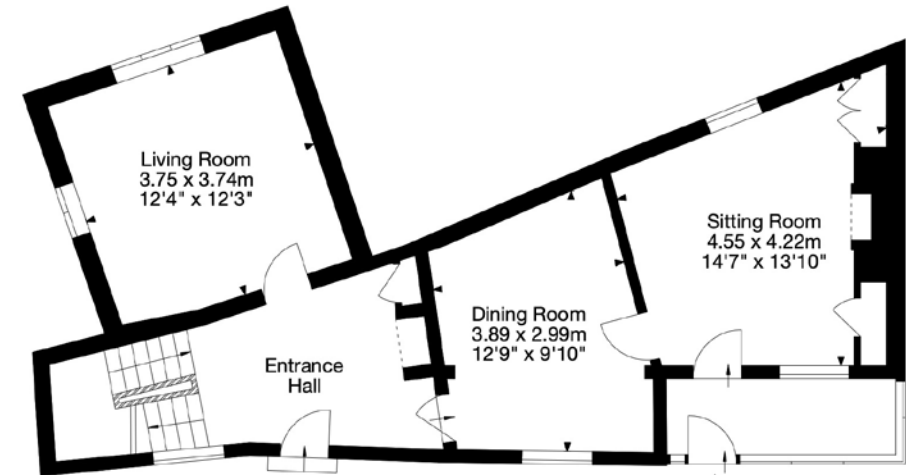
6 Canal Terrace, Bathampton BA2 6TP  
Gross Internal Area (Approx.)  
193 sq m / 2,077 sq ft



Lower Ground Floor



First Floor



Ground Floor

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