



POPLAR HOUSE
Bath

Carter Jonas

POPLAR HOUSE, 9 THE BATCH, BATHEASTON, BATH, SOMERSET, BA1 7DR

- Bath City Centre 3 miles
- M4 (J18) 10 miles
- London Paddington from 82 minutes from Bath Spa Station

Entrance hall • Drawing room • Office • Kitchen/dining/family Room • Utility • Cellar • Six bedrooms (three with en suites) • Dressing room and conservatory to second bedroom • Family bathroom

Garaging • Parking for numerous cars • Pool house • Gardens

DESCRIPTION

This is a very handsome Grade II Listed property, built in the mid 18th century of local honey coloured stone elevations under a Cotswold stone tile hipped roof. Large sash windows form the front elevation, whilst three venetian windows span the southern elevation to take in the excellent view of the Avon valley.

A welcoming reception hall leads with an original file floor to the principal ground floor rooms. Two large and square reception rooms at the front of the building with fireplaces and wood panelling and high ceilings. At the rear of the house is a superb open plan kitchen/dining/family room, excellent for entertaining and opening into the garden through glazed double doors. There is a utility room and W.C on this floor with a door leading down to the spacious cellar and a staircase leads up to the three upper floors arranged as six bedrooms and four bath/shower rooms. One of the bedrooms on the first floor has a large walk-in wardrobe as well as opening into a large conservatory that leads into the garden at the rear of the property.

A tarmac driveway leads to a large garage and store area with parking for numerous cars in front. The gardens are arranged around the house, a lawn with a pond and shrub borders to the front, again with the views, whilst a large paved patio leads around the side, creating a Mediterranean feel with climbing plants perfect for al fresco dining. Steps lead up to a vegetable garden and terrace. There is a further lawn to the rear, next to an indoor swimming pool, in need of updating.

A STUNNING GRADE II LISTED PROPERTY IN AN ELEVATED POSITION WITH FAR REACHING VIEWS.







SITUATION

The property sits in a quiet and elevated position within Batheaston, just below the lane up to Northend above Batheaston centre. Batheaston is a residential village with a thriving community, on the eastern outskirts of the city of Bath. The village benefits from a doctor's surgery, dentist, pharmacy, convenience store, several pubs, a renowned fish & chip shop and The Chris Rich Farm Shop is also not far away. There is a regular and reliable bus service into the city centre where there are a wealth of shops, restaurants, bars and activities for all the family. High speed rail links are available from Bath Spa and Chippenham stations and the property is well placed for commuting. The River Avon close by is ideal for kayaking and paddle boarding. A cycle path runs from the village across the meadows to the canal where it joins the towpath either in the direction of Bath/Bristol or Warleigh Weir/ Bradford-on-Avon. The property is in the catchment area for good local pre and primary schools in Batheaston and Bathford, all of which are within walking distance. There is an excellent selection of highly regarded schools in Bath and the surrounding areas. Walks through open countryside and along the River Avon are close at hand, there is a regular bus service nearby into the city centre (approx. 3 miles), whilst swift access to the M4 - both Bath and Chippenham junctions - is available without having to cross Bath.



ADDITIONAL INFORMATION

Tenure: Freehold

Planning: Grade II Listed

Services: All mains services are connected

Council Tax: Band G

Local Authority: Bath and North East Somerset Council

EPC: Band E

Directions: From the High Street, Batheaston, if driving away from Bath, turn left into the Batch. The property can be found up a drive to the left, the placard says "Welcome to Poplar House".

Viewing: Strictly by appointment with Carter Jonas



The Batch, Batheaston, Bath, BA1

Approximate Area = 3391 sq ft / 315 sq m

Limited Use Area(s) = 139 sq ft / 12.9 sq m

Garage = 162 sq ft / 15 sq m

Outbuilding = 475 sq ft / 44.1 sq m

Total = 4167 sq ft / 387 sq m

For identification only - Not to scale



RICS Certified Property Measurer Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rlcchcom 2024. Produced for Carter Jonas. REF: 1147563

Bath 01225 747250

bath@carterjonas.co.uk

Address, Address, Address XXX XXX

carterjonas.co.uk

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