



Church Road

BATH, SOMERSET £425,000 FREEHOLD

This early 19th-century cottage is part of a quiet stone-built terrace within a conservation area in Upper Weston, Bath. Materials and paint colours have been intuitively applied in a manner that enhances the home's period features. Outside, a long garden has been lovingly tended to by a pair of horticulturalists, with flowering perennials, climbers, fruit trees, productive vegetable beds and a garden studio.

Setting the Scene

Weston began as a village separate from Bath, and was divided into Upper and Lower in 1879. As the city grew, Weston - Upper and Lower - were incorporated into its boundary. Upper Weston is a friendly neighbourhood with an 800-year-old church at its centre. It lies on the northwestern side of the city of Bath, around 20 minutes' walk from the city centre



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This home is part of a handsome terrace of 10 Grade II-listed homes, constructed with coursed limestone and topped with pantile roofs. Historically, residents here took care of the laundry for the larger townhouses in the city; the terrace became known as the 'soap and soda' cottages, with the long gardens ideal for long washing lines. Thanks to an architect member of the Bath Preservation Trust, the terrace was restored and listed in 1975.

The Grand Tour

This home is set slightly back from a quiet residential street and accessed via a private lane. A pathway leads through the front garden and up to a characterful timber-clad pitched porchway: a thoughtful later addition, with newly laid quarry tiles underfoot and plenty of storage for coats and boots.

The living space flows in an open-plan across the ground level, where a gentle westerly light filters in through a large, timber-framed sash window with views of the garden. A Morso wood-burning stove is set against a bright pop of orange within the stone fireplace, flanked by full-height bookshelves and bespoke cabinetry for storage. The dining area is positioned opposite.

A pocket door reveals the kitchen, recently upgraded with bespoke cabinetry by local joiners, Schmidt Bath. Handle-free wall and undersurface units are paired with Corian worktops, alongside Neff appliances, a Circotherm oven, a slimline dishwasher, and a fridge freezer. Every inch of space has been carefully utilised throughout the house, and the kitchen is full of well-thought-out storage solutions, such as the pantry cupboard set in the stairwell void. New porcelain tiles run from the kitchen through the rest of the ground floor.

The back of the house is similarly peppered with joyful bursts of colour. The rear hallway provides additional storage and laundry facilities, as well as access to the rear courtyard area via a timber stable door. A walk-in shower by Matki, a fitted sink with storage and a WC are also positioned on this level.



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Upstairs, there are two quiet and well-proportioned double bedrooms, each with an excellent quality of natural light, bespoke cabinetry, and views to the west and east. A fully boarded and insulated attic can be accessed from the landing.

The Great Outdoors

Lovingly tended by horticulturalist owners, the gardens are a true delight. The front stone terrace offers a sunny seating area, with a path leading down to a wonderfully productive growing area, ideal for self-sufficient gardening. Apple and pear, quince and crab apple trees are all abundant with fruit in autumn months, while raspberry and strawberries abound in the raised vegetable and herb beds.

A greenhouse, garden sheds, water butts, and a garden tap make for easy maintenance. There is an insulated timber building at the foot of the garden, currently used as a creative workshop and studio with electric lighting and heating.

To the back of the house, there is a smaller courtyard, useful for bike storage and recycling bins, and there is a shared lane for foot access. At the end of the garden, there is a path to the car park, which is used by terrace residents and visitors.

Out and About

Weston is well-served for both daily amenities and immediate access to green open space. A supermarket and a selection of independent shops and cafes line the local high street, within easy walking distance of the house. The Old Crown Pub is also close by and has a popular pub garden.

Church Road is ideally positioned for access to the extensive walking routes through the surrounding countryside, including The Cotswold Way, a 102-mile long-distance footpath that runs along the Cotswold Edge escarpment of the Cotswold Hills in England and Kelston Roundhill. The community woods at Primrose Hill are also within easy reach, as is the green open space at Weston Park. The city centre is around 20 minutes on foot, a lovely flat walk through Victoria Park. The local area is also served by two bus routes directly to the city centre and the train station.



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Bath is the only city in Britain to achieve UNESCO World Heritage status in its entirety. Founded in the 1st century AD by the Romans, who famously used the natural hot springs as a thermal spa, it became an important centre for the wool industry in the Middle Ages. In the 18th century, under George III, it developed into an elegant city with neoclassical Palladian buildings. It now harbours a strong community of independent retailers, bars, coffee shops, and restaurants, including Landrace, Wolf Wine, Root, Colonna and Small's, Beckford Bottle Shop, Solina Pasta, and Corkage, The Saturday morning farmer's market is also excellent for fresh, local produce.

The area is renowned for the quality of its private and state schooling, and wider transport links are excellent, with Bath Spa train station in the heart of the city providing a direct line to London Paddington in under 1.5 hours. The M4 motorway sits just on the edge of the city centre and is reachable by car in 15 minutes.

Council Tax Band: C



About

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