



7A HARLEY STREET
Bath, BA1

Carter Jonas

7A HARLEY STREET, BATH, SOMERSET, BA1 2SF

DESCRIPTION

7A Harley Street is an excellent Bath Stone 3-bedroom Grade II Listed coach house in a central location just to the north of the city centre with 2 integrated garages and potential to extend the house further. It is currently run as a successful holiday let/Airbnb with a high yield income (please contact us for more info.) There is no onward chain.

7A is a lovely and unique coach-house with 2 garages located on a popular Georgian Street in Bath, close to Royal Victoria Park and the City Centre. In addition to the 2 garages, the property has residents' on-street parking. The main accommodation is on the first floor with the largest bedroom and en suite shower room on the ground floor. There is a dual aspect sitting room which spans the full width of the property, with far reaching views over Bath, and sufficient space for both a lounge and a dining area. The landing provides an additional opportunity for a hybrid office with enough space to serve as an extra room or breakfast bar/work area and is a lovely place to sit and unwind. This floor also houses a fully equipped kitchen (with a washing machine, dishwasher, fridge and freezer as well as a larder cupboard), a bathroom and two double bedrooms. The main bedroom on the ground floor looks out to the side of the property and is light and bright with en suite facilities.

7A Harley Street has a proven track record of income and could also be a development opportunity with a lapsed planning permission for additional space above and on the ground floor.

SITUATION

The location is fantastic, in a lovely quiet street, where you can hear birdsong rather than traffic, but you are still only a stone's throw from the city centre and its tourist attractions.

7A HARLEY STREET IS AN EXCELLENT THREE-BEDROOM COACH HOUSE WITH TWO INTEGRATED GARAGES AND POTENTIAL TO EXTEND FURTHER. IT IS CURRENTLY RUN AS A SUCCESSFUL HOLIDAY LET WITH A HIGH YIELD INCOME BUT COULD EQUALLY OPERATE AS A FAMILY HOME WITH PARKING.



Bath Spa station is a 20-minute walk away, whilst access to the M4, Golf course and Race Track by road is quick and easy via Lansdown Road to the rear of the property. For walkers there are also many wonderful green spaces nearby (Botanical Gardens, Victoria Park) and the Cotswold Way. St James's Square with its deli, excellent chemist, florist and newsagent as well as a "Co-op Local" are less than 200m away. It is only a short walk to The Royal Crescent, (with Sally Lunn's, Mary Shelley's Frankenstein and Jane Austen visitor attractions), whilst The Circus and "Margaret's Buildings" thoroughfare with their galleries, restaurants and unique independent shops are only 300 steps away. It is located in one of the most beautiful areas of Bath surrounded by amazing Georgian architecture, parks and attractions.

Bath is famous for its Thermal Spa and as well as its Pump Rooms and its role in the TV drama Bridgerton. Bath has a wide range of independent retailers on Milsom St (Paxton & Whitfield, Icarus, The Silver shop), Wine Bars (Beckford Bottle shop and Ludo) restaurants (Le Vignoble), museums, theatre (The Theatre Royal and Komedia) and art galleries as well as an award winning shopping centre (The Southgate centre). The city also boasts a wide range of excellent local schools (Kingswood, KES, Royal Bath High School, Prior Park, Monkton Combe Prep, Beechen Cliff, Ralph Allen) and the University of Bath has an international reputation for its excellent academic standards and Olympic training facilities (Team Bath).

ADDITIONAL INFORMATION

Tenure: Freehold

Services: All mains services are connected

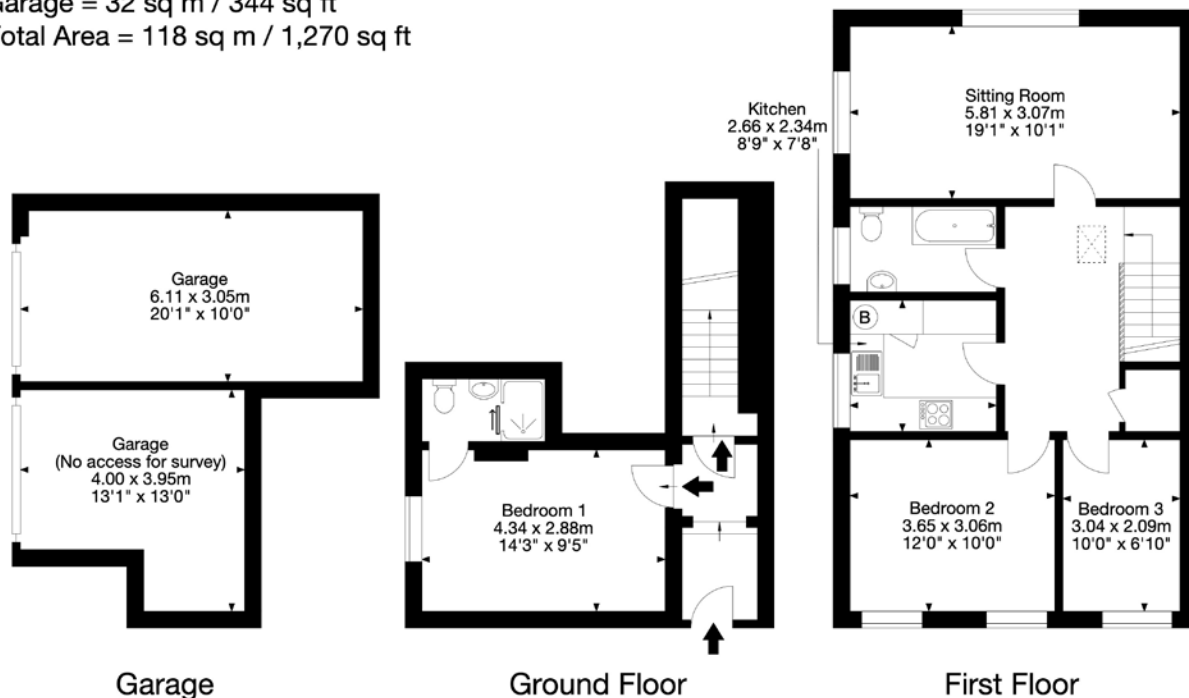
Council Tax: Band C

EPC: Band D

Viewing: Strictly by appointment with Carter Jonas.



7a Harley Street, Bath BA1 2SF
 Gross Internal Area (Approx.)
 Main House = 86 sq m / 925 sq ft
 Garage = 32 sq m / 344 sq ft
 Total Area = 118 sq m / 1,270 sq ft



Capture Property Marketing 2024. Drawn to RICS guidelines. Not drawn to scale.
 Plan is for illustration purposes only. All features, door openings, and window locations are approximate.
 All measurements and areas are approximate and should not be relied on as a statement of fact.

Capture.



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