



**VALE LODGE**

Weston Park West, Bath

**Carter Jonas**

## GARDEN APARTMENT, VALE LODGE, WESTON PARK WEST, BATH, BA1 4AR

## A SPACIOUS THREE BEDROOM GARDEN APARTMENT IN A LARGE VICTORIAN BUILDING IN THE SOUGHT AFTER WESTON PARK WEST CLOSE TO THE COTSWOLD WAY, BATH CITY CENTRE AND WESTON VILLAGE

Kitchen/dining/sitting room • Three bedrooms • Two dressing rooms • En suite bathroom to principal bedroom • Family shower room • Lawned garden, patio and decking • Driveway parking for several cars  
EPC rating D

### DESCRIPTION

The garden apartment is a spacious, ground floor family home in a converted Victorian house in Weston Park West. The accommodation comprises three bedrooms, a large drawing room, kitchen/breakfast room, a utility room, a shower room and a bathroom.

The Grade II listing states that Vale Lodge itself is a large suburban villa with Tudor and Gothic architectural detailing, built in 1858 to a design by local architect Charles Henry Gabriel, standing on the west side of a small common in the centre of Weston Park, a mid-to-late Victorian development at the edge of Bath city centre characterised by large villas set in spacious grounds with mature trees. Vale Lodge is built in Bath limestone with a triple Roman tile roof, with two large external stacks to the south - and north elevations.

Vale Lodge is situated in Weston Park West close to the Cotswold Way and a short walk to Royal Victoria Park as well as Weston Village amenities. Weston Park has a beautiful collection of large, predominantly Victorian houses. Vale Lodge was converted into apartments in the last 50 years and is a substantial building in its own right. It benefits from being close to Weston Village with all its amenities, including various shops, restaurants, a supermarket and a pub. The M4 Junction 18 is easily accessible via Lansdown and the racecourse, negating the need to travel through the city.



## LOCATION

Vale Lodge is situated in a convenient and sought after location on the edge of the city, close to Royal Victoria Park and Weston Park. The property benefits from the convenience of city living and the local amenities of nearby Weston village with a wide selection of local shops and the RUH hospital, whilst being close to open countryside and The Cotswold Way. On the opposite side of the road is The Priory Hotel, restaurant and spa. The restaurant has a Michelin Star which serves superb modern European cuisine. Bath is a World Heritage site, famous for its Roman heritage and Georgian architecture and is approximately 1 mile distant. Bath offers a wealth of business, entertainment and cultural facilities as well as a mainline rail link to London Paddington (journey time approx 90 minutes) and Bristol Temple Meads (journey time approx 15 minutes). There are excellent schools in both the private and state sectors, a short distance away - namely King Edwards Primary School, and the Royal High and Kingswood on Lansdown.

## ADDITIONAL INFORMATION

**Tenure:** Leasehold, share of freehold.

**Services:** All mains services are connected.

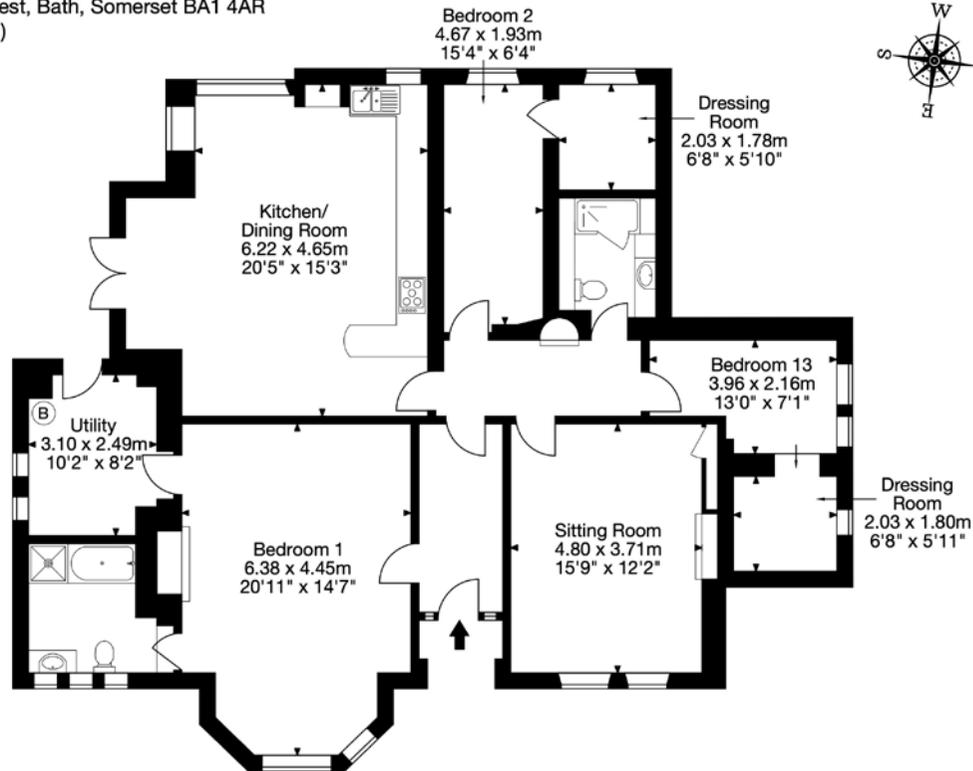
**Council Tax:** Band D

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

**Directions:** From Queen Square, turn left into Gay Street, right into George Street and at the traffic lights turn left in to Lansdown Road. Take the third left into Julian Road, continue onto Crescent Lane and then Weston Road. Turn right into Weston Park, take the first left to stay on Weston Park, take the first right into Weston Park West, turn left and Vale Lodge is on the right hand side. Services We are advised that mains electricity, gas, water and drainage are all connected.



Garden Apartment  
 Vale Lodge, Weston Park West, Bath, Somerset BA1 4AR  
 Gross Internal Area (Approx.)  
 143 sq m / 1,544 sq ft



Capture Property Marketing 2023. Drawn to RICS guidelines.  
 All measurements are approximate and should not be relied on as a statement of fact.  
 Plan is for illustration purposes only, not drawn to scale.

**Capture.**



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