

THE MODERN HOUSE



*Bath, Somerset
Sold*

Church Road

This charming Grade-II listed two-bedroom house is located on Church Road, a quiet and private lane in Bath's sought-after Weston neighbourhood. It has been the subject of a comprehensive renovation that has combined contemporary interior detailing with original architectural features. A beautifully maintained private garden with an abundance of plants lies to the rear of the house, while a walled courtyard terrace can be found at the front. Bath's city centre is within easy reach, with the green open spaces of Weston Park, Primrose Hill and Kelston Roundhill also close by.

The Tour

The house is set back from Church Road and sits behind a walled front courtyard laid with shingle. This leads into a bright entrance hall where painted floorboards run underfoot. To the immediate right, there is a beautiful front reception room – currently used as a studio – with a large, shuttered sash window that allows light to flood in. There are cast iron radiators and a log-burning stove is set centrally into the original stone fireplace.

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The extensive renovation of the house opened out the primary living spaces in order to rationalise the layout of the home and allow light to permeate every aspect of the interior. Skylights have been introduced overhead and a wall of glass doors at one end of the room brings in wonderful amounts of natural light, opening onto the garden. Bespoke cabinetry lines both sides of the kitchen, while a hand-crafted central island is positioned centrally. The dining area is currently organised to enjoy the verdant views out to the terrace and garden beyond.

Upstairs, there are two bedrooms; the main bedroom is replete with original features including a working fireplace and two large sash windows. A walk-in wardrobe lies on one side, offering excellent storage space, and white painted floorboards run throughout. The second bedroom sits on the opposite side of the landing; this is another beautifully light room that has been decorated in similarly soft, neutral colours. The bathroom is adjacent and has both a shower and bath.

Outside Space

The garden is a wonderfully quiet oasis; awash with colour, its seasonal changes are spectacular to behold. It has been thoughtfully developed and lovingly maintained over the years, and now has a number of specimen trees that offer shade in the summer months. The borders are well-stocked with beds of flowering perennials such as echinacea, scabiosa, echinops and scented roses. A shed sits at the far end of the garden, an excellent spot for storing garden tools and furniture.

The Area

Weston is a friendly neighbourhood on the northwesterly side of the city of Bath, with an 800-year-old church at its centre. There is a high street with a supermarket and a selection of independent shops and cafes within easy walking distance of the house.

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 25 minutes on foot and the area is well served by local bus routes.

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Bath is the only city in Britain to achieve Unesco World Heritage status which continues to be vehemently protected. 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 and eateries including Colonna and Small's, Corkage, LandRace Bakery and the weekly farmer's market. The area is renowned for the quality of its private and state schooling.

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.

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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.