

Bath, Somerset Sold

Eastbourne Avenue

This beautifully bright, renovated Victorian home in Bath combines generous period proportions with exceptional modern detailing, such as polished concrete floors, external cedar cladding, expansive picture windows and sliding glass doors. Internal accommodation measures just under 2,050 sq ft across three floors, with a self-contained studio set in the beautifully landscaped rear garden providing a quiet home workspace, exercise studio or creative workshop. The city centre and train station are all within easy walking distance, and locally there is an excellent deli, butcher, organic farm shop and bookshop.

The Tour

Eastbourne Avenue forms part of a handsome Victorian terrace on the upper slopes of Bath city centre and at the edge of Larkhall village, a northern quarter well-loved for its independent spirit. Characterised by its honey-coloured Bath Stone, the house is set back from the road by a sunny front courtyard planted with mounds of Karl Foerster grasses, tall, stiff stems of verbena and scented outcrops of lavender, salvia and rosemary bushes.







South-West England

Eastbourne Avenue

The entire ground floor has been sensitively remodelled, offering great flexibility of use. The hallway is a bright space, with timber floors and panelled walls, opening onto the split-level open-plan kitchen and living space. Micro-screed polished concrete runs underfoot, and walls and ceilings are coloured in soft putty, plaster pink. Deep skylights have been strategically cut, inviting dramatic shafts of natural light into the dining area, and timber-framed picture windows are positioned to frame views of the garden. Corner walls of glass allow the entire space to unfold, creating a wonderful flow between the interior and exterior spaces.

The hand-crafted kitchen has been finished with exceptional attention to detail; Carrara marble worktops are paired with brass fixtures and bespoke light fittings illuminating the cooking areas. Every inch of space has been thoughtfully utilised, with deep storage built into the staircase and pantry shelves set behind panels of bespoke cabinetry. A cloakroom is also positioned on this level.

Decorated in soft tones of green, the south-facing front reception room is warm and welcoming, with an original tiled fireplace flanked by deep-set bookshelves and cabinetry. A pair of handcrafted timber doors creates a neat division, creating a cosy evening snug separated from the central circulation areas.

The main bedroom is positioned at the front of house on the first floor and has a wonderful quality of light throughout the day. Floor-to-ceiling wardrobes line one side of the room and floorboards have been washed in Danish Osmo oil to leave a soft finish. A generously proportioned second bedroom is positioned adjacent and across the wide, open landing, where there are two bathrooms. Designed with the practicalities of family life in mind, there is both a bath and a shower in the first bathroom and wet room in the second; both have underfloor heating, are complete with Vado and Duravit sanitaryware and finished with Mosaic tiling.

The roof has also been converted and fitted with bespoke plywood cabinetry hand-crafted by a local joiner, providing a sleeping platform and storage, with far-reaching views across the rooftops and out towards the surrounding hills from the Velux skylight.

Outdoor Space

The private rear terrace, paved in Staffordshire Ketley bricks, flows naturally from the rear extension. The split-level garden has been beautifully designed around a prairie-style planting scheme, with blocks of grasses interspersed with flowering perennials and lines of leafy ferns. There are raised beds for growing herbs and vegetables and mature trees for shade and privacy.

The self-contained studio, a more recent addition, sits modestly at the lower foot of the garden. Timber-clad externally and ply-lined internally, it provides a peaceful place to work, set completely independently from the house.





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The Area

Eastbourne Avenue sits within catchment for a selection of highly regarded schools, including St Stephens Church of England and St. Saviours Primary Schools, The Royal High and Kingwood Senior Schools.

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.

The city harbours a strong community of independent retailers, coffee shops and eateries with Colonna and Smalls, Corkage, LandRace and the weekly Farmer's Market ranking favourably with local residents. Royal Victoria Park provides a wonderful green expanse in the city centre and is also home to the revered Botanical Gardens. Uniquely situated in a hollow in the hills, the surrounding Somerset countryside provides an incredible backdrop to the city. The National Trust Skyline Walk offers up exceptional views through six miles of meadows and ancient woodlands.

Transport links are excellent, with Bath Spa train station located in the heart of the city centre, 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: D



About

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