

# whiteley helyar



2,120 ft<sup>2</sup>



5 / 6 bedrooms



2 bathrooms  
& sauna



double garage &  
driveway parking

Guide Price                      £750,000

Glenhaven, 1 School Lane, Northend, Bath, BA1 7ER



A well-presented five/six bedroom family home positioned in this peaceful no through road in the centre of this sought after village. This stylish house offers over 2,100 square feet of versatile accommodation as well as a detached studio/garage offering great potential to create a self-contained annexe.

### ACCOMMODATION

entrance hall  
cloakroom with sauna  
26 ft sitting family room  
dining room with vaulted ceiling  
kitchen breakfast room  
utility room

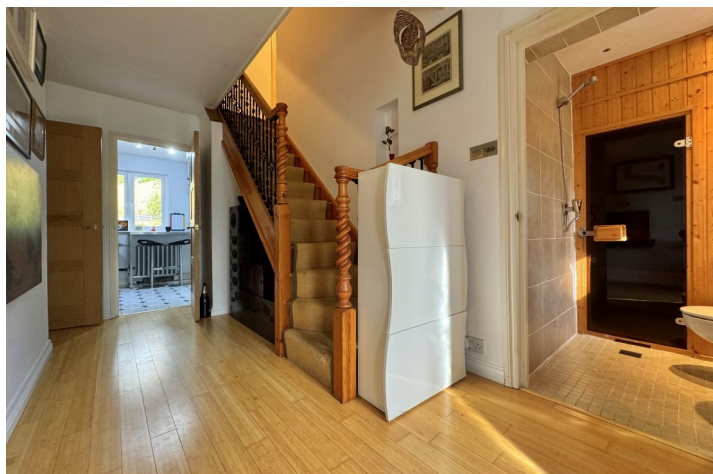
five double bedrooms  
en-suite shower room and family bathroom  
study/bedroom six  
detached studio with cloakroom  
double garage and driveway parking  
double glazing and gas central heating

### EXTERNALLY

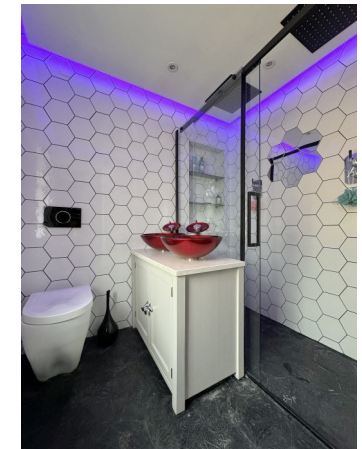
The property enjoys lawned gardens to the front and rear fenced to boundaries and planted with shrubs and bushes to borders, the rear garden offers a generous enclosed decked area perfect for entertaining and alfresco dining. The detached double garage benefits from an EV charging point, it offers space to park two vehicles with the driveway providing space for two more. There is a spacious studio above perfect for use as a home office complete with large cloakroom plumbed to accommodate a bath if desired.

### LOCATION

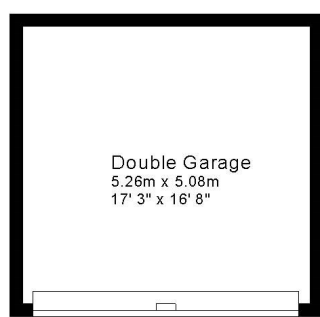
The house occupies an extremely convenient position in this peaceful no through road in the centre of Northend, within easy walking distance of the extensive range of village amenities which include an excellent primary school and doctors surgery, dentist, chemist, veterinary practice, restaurants, café, church, shops and pub. It is well served by buses to the centre of Bath - just 3 miles away - yet stands on the edge of beautiful countryside at the foot of Solsbury Hill well placed for river/canal side walks. The M4 motorway is also easily accessible without having to cross the city.



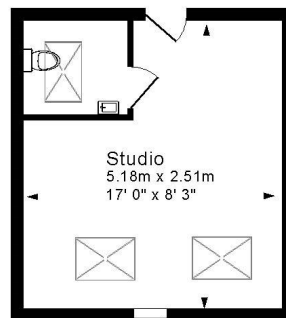




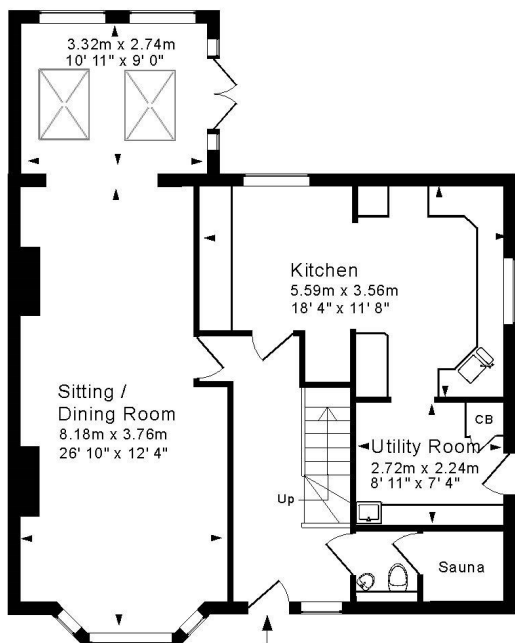




Garage

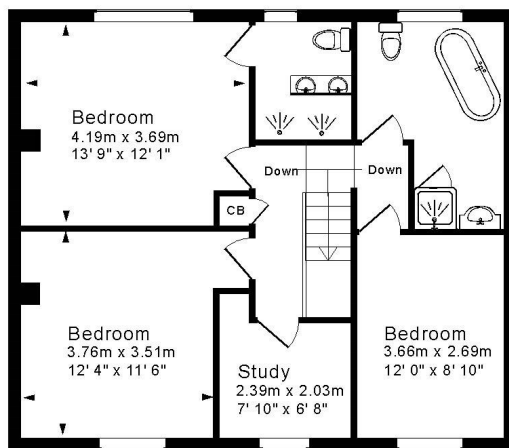


Approx. Gross Internal Floor Area 270 Sq. Ft. / 25 Sq. M  
First Floor (above Garage)

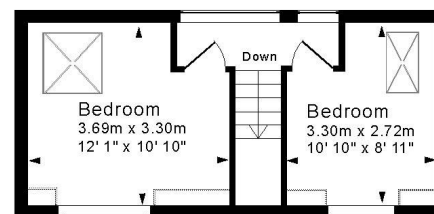


Ground Floor

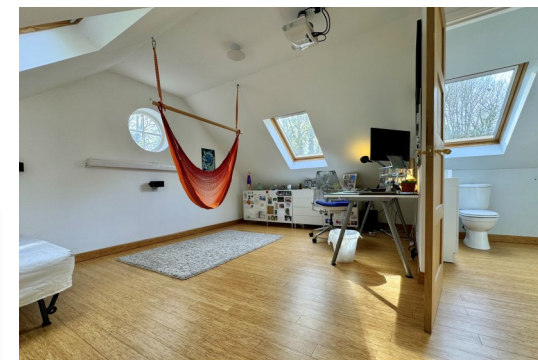
Approx. Gross Internal Floor Area 1,850 Sq. Ft. / 172 Sq. M  
Includes Conservatories. Excludes Garages, Porches etc. unless stated  
For identification purposes only. Not to scale. Copyright Jemesis Ltd 2024  
Drawing Number:172-0696  
1 School Lane, Northend, Bath, BA1 7ER.



First Floor



Second Floor



Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(58-68)	D		72
(47-57)	E	52	
(35-46)	F		
(2-34)	G		

Net energy efficient - higher scoring is better  
EU Directive 2002/91/EC  
England & Wales

Tenure: Freehold  
Council Tax: 'D' £2,209.18