



1 Fersfield, Bath, BA2 5AR



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**A beautiful wing of a detached Victorian house set in a semi-rural position, yet within easy reach of Widcombe and the City of Bath.**

Entrance Hall | Utility / Cloakroom | Drawing Room | Kitchen / Breakfast Room | Study Area | Playroom Area | Master Bedroom | 3 Further Bedrooms (1 with en suite) | 1 Family Bathroom | 1 Shower Room | Gardens and Woodland | Parking | In all approx. 1.4 acres

### Situation

Perrymead is a long quiet road accessed off Ralph Allen Drive and situated just above the popular Widcombe area of the city of Bath. Number 1 Fersfield is one of the last properties to be found at the very top of the road and is part of a substantial Victorian House divided into three separate dwellings.

What makes this property so special is the enchanted woodland setting, yet within easy reach of Widcombe and the City of Bath. It is ideally placed for access to several good schools.

### Description

Number 1 Fersfield is a substantial wing of a detached Victorian house situated at the very top of Perrymead, nestled in the woods. Each of the three dwellings have their own separate entrances and portion of the grounds of the original house.

The glazed front door leads to a spacious tiled entrance hall with stairs leading to the upper floors. A spacious utility / cloakroom is accessed from the hallway, which houses the Viessman boiler (recently replaced) and the washing machine. The hall leads through to the fabulous drawing room which is very large and has a bay window making the most of the light and the views of the garden. The wide plank oak flooring coupled with extensive bespoke bookcases makes the room feel elegant. There is a wood burning stove for cosy evenings. This seamlessly in turn leads through to the modern single storey extension which houses the kitchen/breakfast room, there is a double wide pocket door for closing off the kitchen. There are large scale sliding glazed doors allowing easy access to the gardens, and at the far end two doors slide apart on the corner to open up the space further to the garden. The kitchen has a substantial island unit and a range of wall and base units incorporating two built in ovens and there is an induction hob. Further appliances include full length integrated fridge, under counter freezer, dishwasher and sink unit with marble work surfaces. The kitchen really is a wonderful space for families.



On the first floor there is a large spacious landing / study area, two double bedrooms (one with en suite shower room) and a further family bathroom. The top floor is accessed via a spiral staircase from the landing / study area, which leads up to another spacious landing / playroom and two further bedrooms and a shower room. Both rooms having delightful views, one of the City and the other over the gardens.

#### Externally

One of the major attractions of this house are the gardens and woodland which surround it. The partly walled garden has some well stocked borders containing a wide range of herbaceous plants and perennials. There is a large lawn area for children to play and a greenhouse to one side. At the far end of the garden is a shed and log store and a majestic oak tree. The woodland, which combined with the gardens extend to about 1.4 acres, runs on both the north and south sides of the lane which accesses the house. There is a variety of trees providing an excellent habitat for wildlife and a wonderful place for children to explore. No. 1 Fersfield has parking space for three cars.

During our client's ownership they have re-roofed approximately 2/3rds of the roof, carried out a variety of re-wiring and have fitted a new boiler and new radiators.

#### General Information

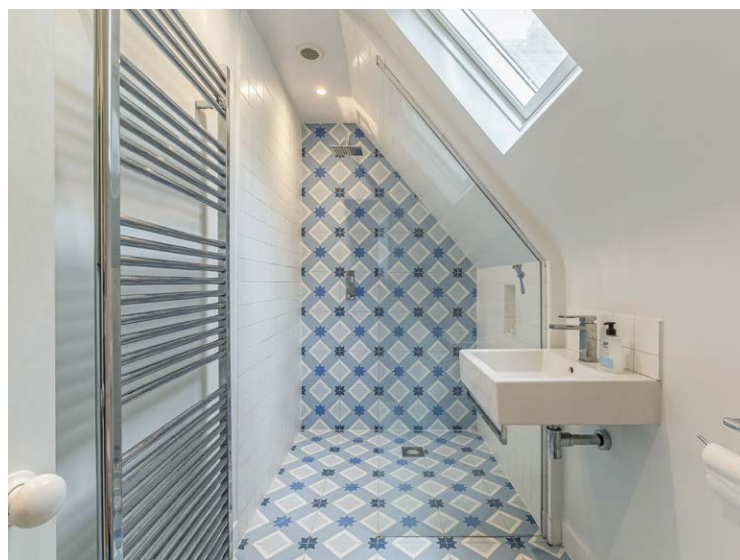
Tenure is Freehold with common managed areas.

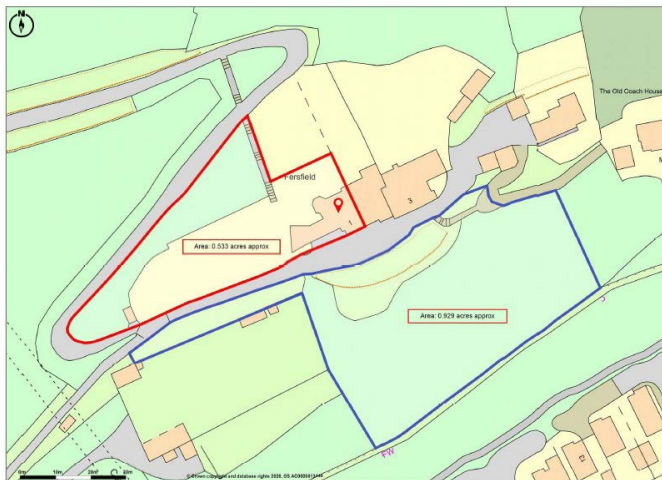
Service charge is £960 per annum.

Bath and North East Somerset Council. Council Tax Band G

All mains services connected.



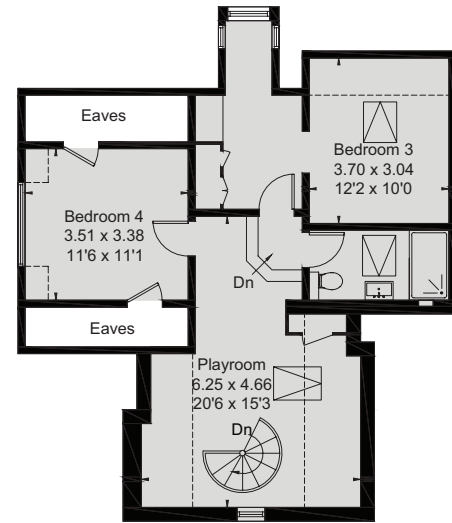




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LANDMARK INFORMATION Plotted Scale - 1:1000. Paper Size - A4

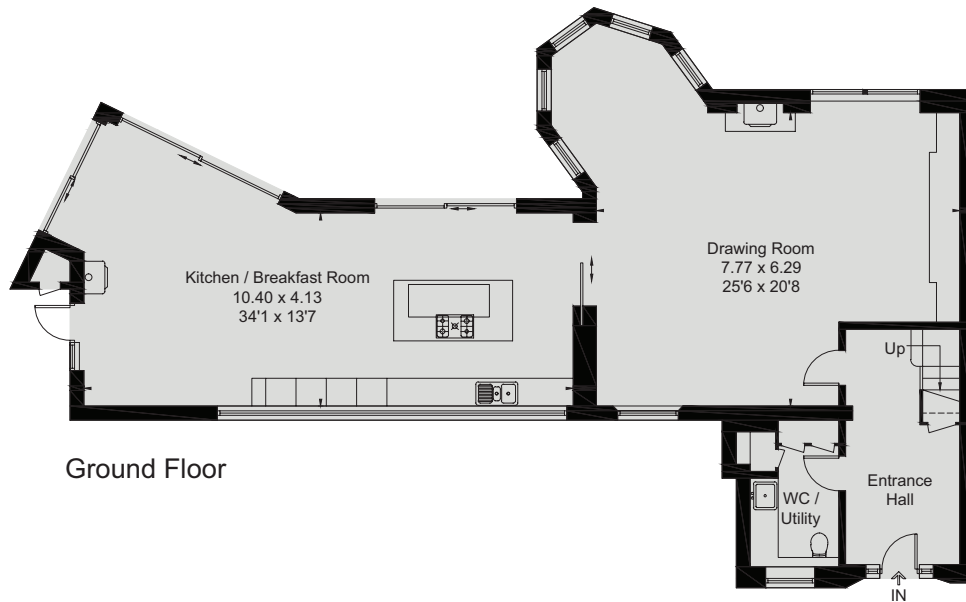


Approximate Floor Area = 259.5 sq m / 2793 sq ft  
 External Store = 0.4 sq m / 4 sq ft  
 Total = 259.9 sq m / 2797 sq ft (Excluding Eaves)

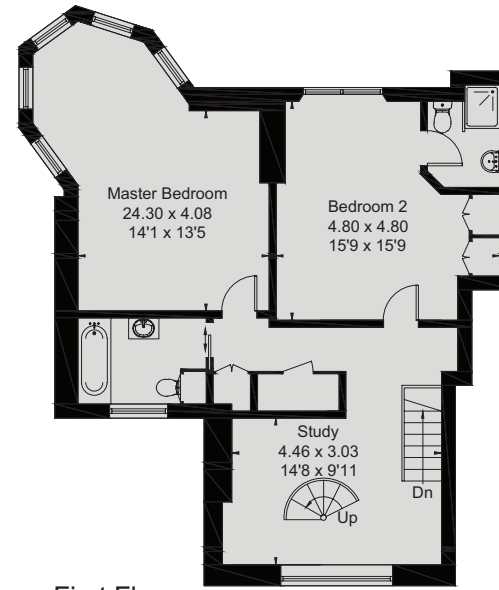


Second Floor

= Reduced head height below 1.5m



Ground Floor



First Floor

