



BATH AND RURAL
— ESTATE AGENTS —

19 Mountain Ash
Bath | Somerset | BA1 2UU

19 Mountain Ash

Tucked away at the end of a peaceful cul-de-sac in Bath, 19 Mountain Ash is a four-bedroom detached home that perfectly balances town and country living.

- Detached home
- Four bedrooms
- Kitchen/dining room
- Gardens
- Parking and garage

Built in 1976 and occupied by the same owners for over 20 years, the house enjoys an elevated position with far-reaching views towards Kelston Roundhill, offering a rare sense of privacy and calm within easy reach of the city.

'We initially rented the property before buying it in 2006 from the original builder, so it has only ever had two owners,' say the current owners. 'We quickly established that it gave us everything we needed.'

While the house retains elements of its 1970s origins, it has been thoughtfully reconfigured and updated over time. The ground floor has been opened up to create a generous, flowing kitchen, dining and living space, designed for modern family life. A bespoke kitchen with an Aga forms the heart of the home, while updated bathrooms and a principal bedroom ensuite add to its practicality and comfort.

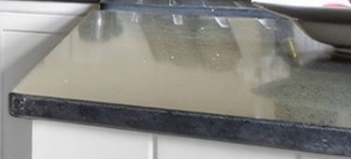
Arranged over two floors, the layout offers flexibility for both everyday living and entertaining. A double garage sits beneath the main living space, while the tiered rear garden extends the sense of space outdoors. 'We've enjoyed landscaping the terraced garden which provides different areas to sit throughout the day, and somewhere always catches the sun.'







CLOSE TOGETHER
is the best
MUM IS ALWAYS
at my heart





The location has been a constant highlight. 'It's about a 20-minute walk into Bath via Victoria Park, the Royal Crescent and the Circus,' they add. 'But what makes it truly special is the feeling of being on the edge of the countryside - seeing deer in the fields and buzzards flying overhead.' Despite its tucked-away position, the house is well connected, with access to local schools and a nearby footpath leading to a bus stop. A strong sense of community has also defined their time here.

'We've been incredibly lucky with our neighbours-there's a real friendliness without ever feeling on top of each other.'

'All four bedrooms are doubles, giving everyone a good amount of personal space.'

'Waking up to birdsong and enjoying the peace and quiet here has been incredibly special.'

'The views are something everyone comments on - they never get old.'

'It feels private and secluded, yet wonderfully close to everything.'

'It's been a wonderful family home - a place we've grown into and shaped over the years, and somewhere full of happy memories.'

ADDITIONAL INFORMATION TENURE: Freehold

SERVICES: Mains water, sewerage, electricity and gas.

EPC RATING: D

COUNCIL TAX: F

LOCAL AUTHORITY: **Banes**

These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



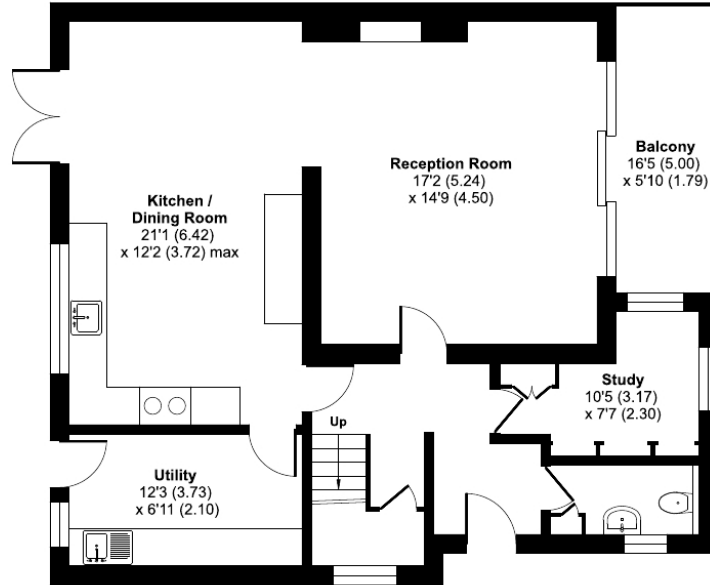
Mountain Ash, Bath, Somerset, BA1

Approximate Area = 1645 sq ft / 152.8 sq m

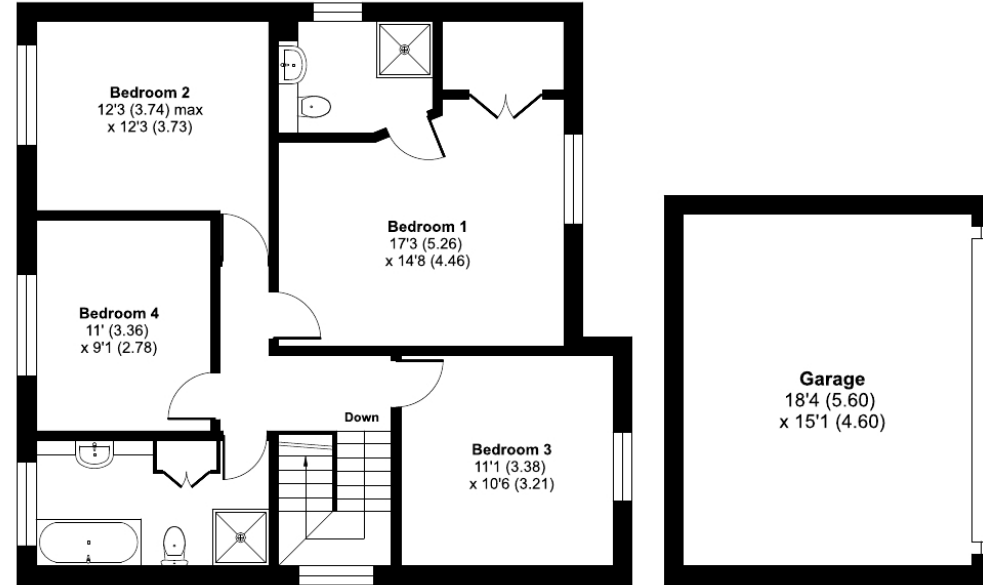
Garage = 277 sq ft / 25.7 sq m

Total = 1922 sq ft / 178.5 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Fine & Country Homes of Bath Ltd.. REF: 1433398

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