



Upper Maisonette

19 Lansdown Crescent

Bath

BA1 5EX

An extremely spacious 3 bedroom, 3 bathroom maisonette set in William Beckford's library house boasting unparalleled views of the city from a 30ft drawing room.

Property Features

- Prime residential location
- Panoramic views over Bath
- Stunning triple windowed drawing room
- 3 bedrooms
- 2 en-suites, plus a shower room and cloakroom
- Large kitchen/dining room
- Residents parking
- Grade I Listed

Offers in Excess of

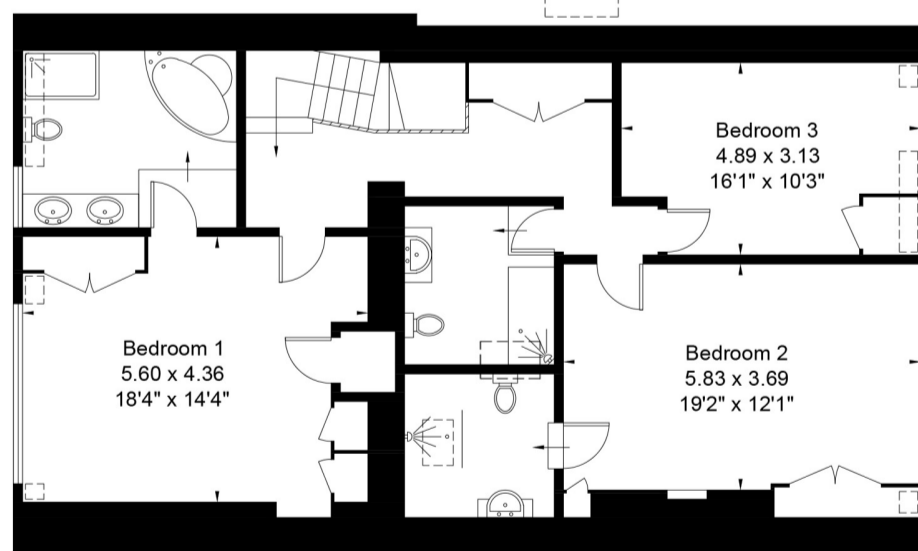
Tenure: Leasehold

£1,500,000

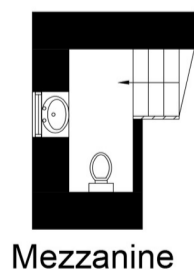
Upper Maisonette, 19 Lansdown Crescent, Bath BA1 5EX

Approximate Gross Internal Area = 232.4 sq m / 2501 sq ft

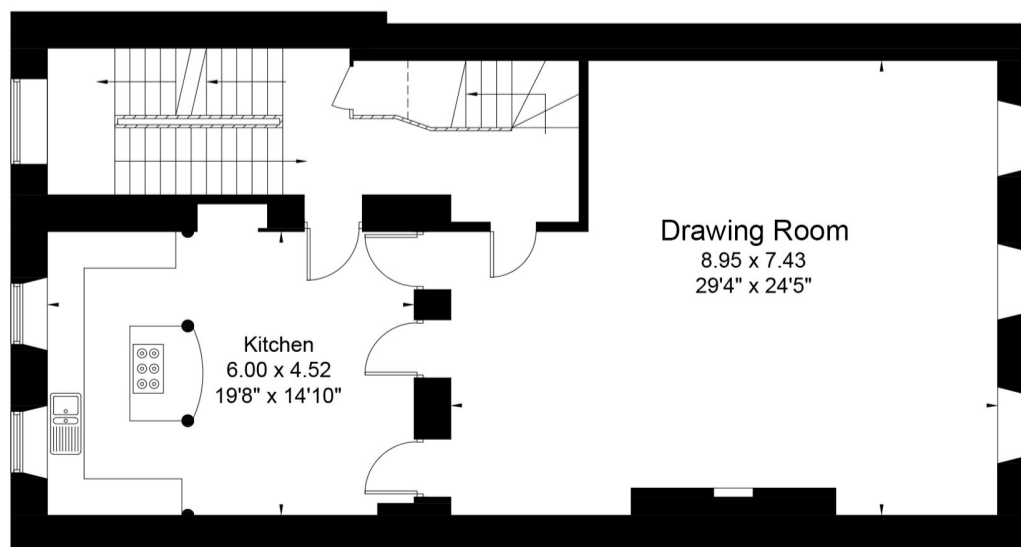
 = Reduced headroom below 1.5m / 5'0"



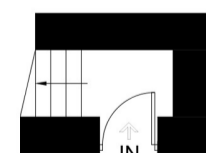
Third Floor



Mezzanine



Second Floor



First Floor

Accommodation

Ground Floor

A generous and grand entrance hall leads to stairs rising to the first-floor landing.

First Floor

Landing

With door leading to an internal staircase which rises to the second floor.

Second Floor

Half Landing

With rear aspect Georgian sash window, wall lightings, dado rail and scroll things in the corner.

Main Landing

With deep set door and wall panelling, understairs storage cupboard, double panelled radiator, doors leading to drawing room and kitchen, Walnut flooring which runs in the kitchen/dining room and an archway with a half set of steps leading to a cloakroom.

Dining Area

With concealed radiator, double panelled separate radiator, 2 built-in cupboards, rear aspect kitchen.

Kitchen

With 2 Georgian sash windows overlooking the gardens of the Crescent Houses and the Mews behind, pillars, central island, inset double width Range, 6 ring gas burner top and double oven, eye and base level units, granite top worksurface, 1½ bowl with mixer tap, built-in dishwasher, space for upright fridge freezer, built-in low level fridge/ freezer and a door through to a spectacular sitting room.

Drawing Room

With a continuation of the Walnut flooring, 3 front aspect Georgian sash windows, high ceilings, window seat, concealed radiator, panoramic view of Bath and the Crescent gardens in front, gas flame effect fire set into a marble fireplace and cornicing, central ceiling rose.

Cloakroom

With rear aspect window, low flush WC, wall mounted wash hand basin, part tiled walls, tiled flooring, towel rail and downlighting.

Stairs rise to the top floor landing.

Top Floor

Landing

With roof light window, large double cupboard which is used as an airing cupboard and utilities cupboard (housing the washing machine).

Shower Room

With low flush WC, ceramic wash hand basin with plinth, walk-in shower enclosure, monsoon shower head, Velux window, towel rail and sandstone tiling.

Master Bedroom

Which is located to the rear of the property with rear aspect windows overlooking the gardens and Mews, built-in wardrobes, wooden flooring and door through to the en-suite bathroom.

En-Suite Bathroom

With oval bath, mixer taps and telephone attachment, walk-in shower cubicle with rain forest shower head and telephone shower attachment, tiled plinth with 2 stone wash hand basins, low flush WC, part tiled walls, tiled flooring, downlighting, extractor fan and wall heated towel rail.

Bedroom 2

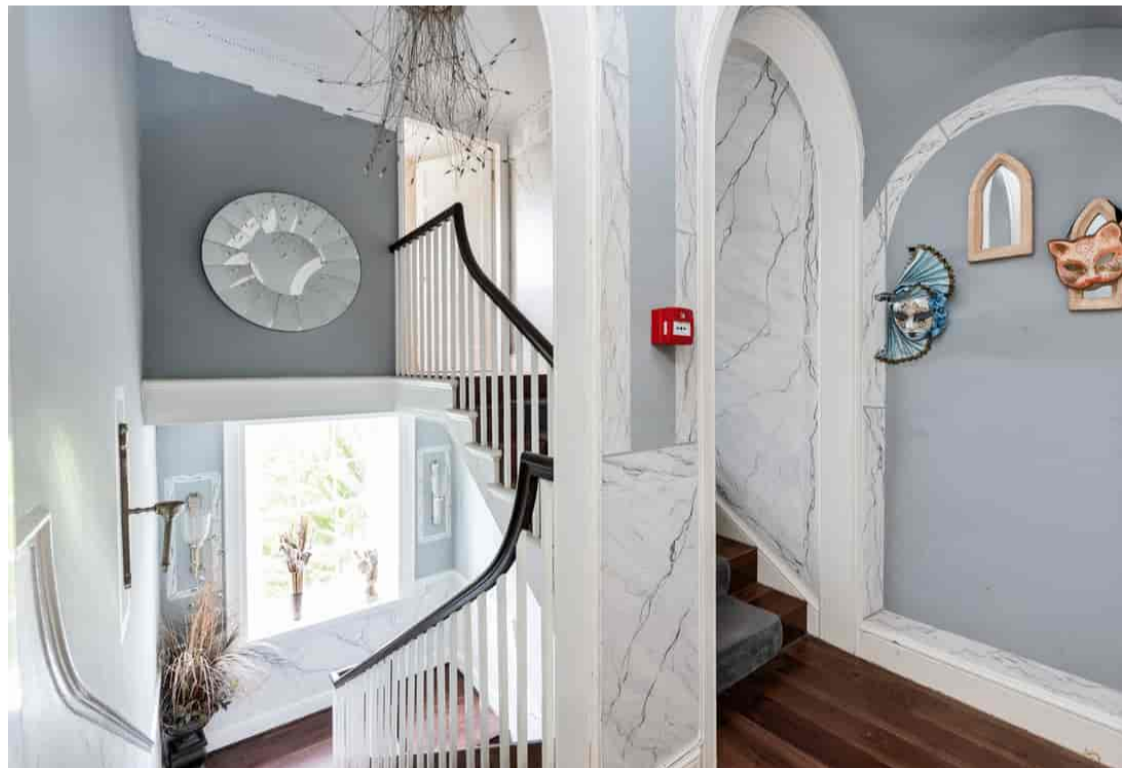
With front aspect Georgian style windows behind pillared balustrade, built-in cupboards and door through to en-suite.

En-Suite

With low flush WC, stone wash hand basin set onto a plinth, walk-in shower enclosure, high level Velux window and water heated towel rail.

Bedroom 3

With front aspect Georgian sash window, built-in wardrobe and radiator.



Situation

Number 19 Lansdown Crescent is located in a central position within this iconic address, which provides a wonderful aspect over open park land to the front and beyond, and the City of Bath surrounds.

This prime residential area on Bath's highly sought-after northern slopes has some of Bath's finest views and is well placed within easy reach of The Cotswold Way, The Approach Golf Course, Royal Victoria Park and the Botanical Gardens.

The UNESCO World Heritage City of Bath is within easy walking distance and offers a wonderful array of chain and independent retail outlets, many fine restaurants, cafes and wine bars along with a number of well-respected cultural activities which include the attractions at The Roman Baths and Pump Rooms, a world famous international music and literary festival and many pre-London shows at The Theatre Royal.

There are a number of good state and independent schools within easy reach which include St Andrews Primary School on Julian Road and St Stephens, Kingswood and The Royal High Schools in Lansdown.

World Class Sporting facilities are available at Bath Rugby and Cricket Clubs and at Bath University and there are excellent hotel, gym and spa facilities at the Royal Crescent and Priory Hotels.

Communications include a direct line to London Paddington, Bristol and South Wales from Bath Spa Railway Station. The M4 Motorway is 8 miles to the north and Bristol Airport is 18 miles to the west.

Description

19 Lansdown Crescent one of twenty terrace houses, part of a serpentine terrace that follows contours of hillside built c1789-93 and designed by John Palmer the Bath City Architect. It was bought by Beckford in 1836 and linked to his main house #20 along with 1 Lansdown Place West via a linking bridge over the mews carriageway to form an entire residence.

Once inside the grand hall, a gentle staircase with barrelled ceiling leads to the first floor where the apartment entrance is located. A further internal staircase brings you to the welcoming landing where one can continue through to both the kitchen/dining room, drawing room, cloakroom and the top floor bedroom level.

A walnut floor runs nearly throughout the living space and is accompanied by retained period features as well as all the usual mod cons.

The main drawing room is extremely impressive, with a large fireplace, 3 front aspect Georgian sash windows with the most panoramic view over the city of Bath. The kitchen can also be accessed from the drawing room and has ample space for dining and entertaining.

Upstairs the 3 double bedrooms also enjoy fine vistas with the larger two having ensuite facilities. A separate shower room services the third bedroom.

Parking is easily available on the crescent via the residents permit scheme.

General Information

Services: All main services are connected

Heating: Full gas fired central heating

Tenure: Leasehold

Management company:

Council Tax Band: F

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