



PARAGON HOUSE  

---

BATH

**COBB  
FARR**



# PARAGON HOUSE

## LYNCOMBE VALE ROAD

BATH

BA2 4LS

A unique and impressive Regency Villa set in a magical, secluded valley within a 10 minute-walk of Bath Spa Station. This semi rural idyll - offering the very best of town and country living - occupies an elevated quiet south facing position surrounded by green woodland views and with the benefit of parking and a swimming pool.

- 4 generous bedrooms
- Study/home office (potential fifth bedroom)
- Stunning Ben Argent kitchen featured in The Bath Magazine
- Italianate terrace with views
- 2 en-suites and two further bathrooms
- First floor drawing room
- Reception/dining hall, ideal for entertaining
- Spacious family room with French oak floorboards
- Annexe potential
- Heated out door pool and pool house with planning permission to extend
- Private well stocked garden
- Gated driveway for numerous vehicles





## SITUATION

Paragon House is conveniently located in an elevated position within Lyncombe Vale, a highly prized residential area situated off Prior Park Road, recently named by the Times as the best place to live in the South West and one of the fifty best streets in Britain. It is perfectly positioned within easy proximity of the excellent local amenities at nearby Widcombe Parade and within easy walking distance of Bath city centre. It is well situated for Bath University, the celebrated Two Tunnels cycle route, the Kennett and Avon Canal and many beautiful walks across the nearby National Trust Land within Prior Park.

The UNESCO World Heritage City of Bath is on the doorstep 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 includes a world-famous international music and literary festival, a selection of museums and art galleries and the attractions at The Roman Baths, The Bath Thermae Spa and Pump Rooms.

World class sporting facilities are available at nearby Bath Rugby and Cricket Clubs and at Bath University and there are excellent hotel, spa and gym facilities at The Gainsborough, The Bath Spa, The Priory, The Royal Crescent and Combe Grove Manor Hotels.

Paragon House is perfectly placed for easy access to a triangle of good state and independent schools which include Widcombe Infants School, Prior Park College and The Paragon School on Prior Park Road, along with Monkton Combe and Ralph Allen Schools on Bradford Road.

Communications include a direct line to London Paddington (one hour fifteen minutes), Bristol and South Wales from Bath Spa Railway Station, The M4 Motorway junction 18 is 10 miles to the north and Bristol Airport is 18 miles to the west.





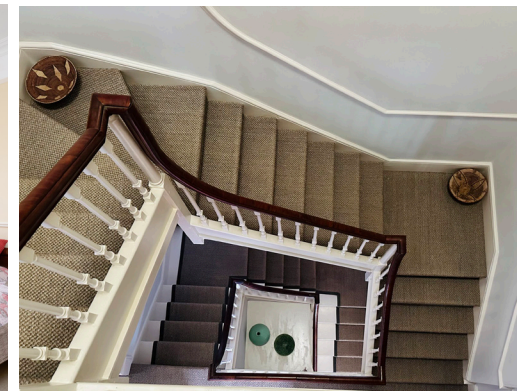
## DESCRIPTION

This elegant and imposing Grade II listed villa is believed to have been built around 1760 and was then added onto in the early 19th Century, including a stunning regency facade.

The accommodation is set over three floors with some wonderfully proportioned rooms, with large sash windows on the first floors providing a light and airy feel to the property. This is enhanced by period detailing, exquisite modern touches, and features such as fireplaces and the attractive staircase rising from the large reception/dining hall.

The property lends itself to both cosy winter evenings and summer outdoors living. It benefits from a wonderful south facing outlook to the front from the Italianate terrace, with steps leading down to a well enclosed pool and pool house.

This is a very special and unique property, and a viewing is strongly recommended by the sole agents Cobb Farr.



# ACCOMMODATION

## GROUND FLOOR

### Reception/Dining Room

Once inside the front door, there is a generous reception hall/dining room, which leads through to a further sitting area with three 8-foot pillared arches. There is polished tiled flooring with inlaid smaller brickettes throughout the entirety of this area.

### Dining Area

With stone fireplace, stone mantel and capped gas point. A front aspect twelve pain Georgian sash window with split fold shutters. Double opening doors lead through to a cloak room.

A 'lazy' staircase rises and turns to the first and second floors.

### Sitting Area

With antique style radiator, front aspect Georgian sash window, decorative recessed arch with cornicing and down-lighting being an ideal place for statuette or artwork.

### Cloak Room

With continuation of polished tiled flooring, low flush WC, free standing wash hand basin set onto a plinth with wall mixer tap. Large understairs storage cupboard, four further double cupboards, one housing the water softener and shelving, the next with shelving and hot water cylinder, the third with more shelving and wall mounted gas fired boiler serving domestic hot water and central heating, and the fourth with hanging space for coats. Downlighting and wall lights.

From the dining area the polished tiled flooring continues through an open square arch into the high ceiling kitchen.

### Kitchen

With a Ben Argent range of high and low-level units with Scintered stone-work surfaces, inset wash hand basin with Quooker tap, matching Scintered stone upstand and glazed splashback. Central island with generous cutlery and pan drawers, breakfast bar area with seating for four. Cream two oven Aga. Folding doors lead through to the family room, and floor to ceiling glazed sliding door leads out to the courtyard. There is further floor to ceiling larder cupboards on the way into the utility room with space for American style fridge/freezer.

An open archway leads through to utility room.

### Utility Room

With continuation of polished tiled flooring, matching units from the kitchen and Scintered stone-work surfaces with wash hand basin and mixer tap. Space for a wine rack, space and plumbing for wine fridge, washing machine and tumble dryer and frosted glazed window. There is a mono pitch roof and Velux window.

### Family Room

This is an exceptionally light room with dual aspect and four large Velux windows. The Georgian style windows have front and side aspect with internal Plantation shutters, antique style radiators, solid oak wooden flooring, range of floor to ceiling bookshelves and display areas, wooden clad chimney breast with inset gas fire and range of cupboards, further storage housing the electric meter consumer unit and fuse box.

### Cloak Room

With low flush WC, wall mounted wash hand basin with bespoke mixer taps, front aspect, obscured glazed windows, tiled flooring, part tiled walls and exposed stonework.

### Study

This could double as a ground floor bedroom, mono pitch roof, two Velux windows, three front aspect glazed windows, downlighting, door to courtyard, range of built-in shelving and double panelled radiator.

Stairs rise to first floor with wall lights.

## FIRST FLOOR

### Landing

### Bedroom 1

With two front aspect Georgian sash windows with shutters, double panelled radiators, range of built-in wardrobes and high-level cupboards and further double wardrobe into the chimney breast recess. A door leads into the en-suite WC.

### En-suite WC

With low flush WC, wash hand basin set onto plinth with mixer tap, side aspect frosted Georgian style window, part tiled walls, tiled flooring with underfloor heating, downlighting and electric towel rail.

### Drawing Room

A fantastic room with a rural green view, from the three front aspect Georgian sash windows with working shutters, double panelled radiators, original exposed wooden flooring, marble open fireplace with stone hearth. Arched recesses either side of the fireplace, double storage cupboard, decorative cornicing, wall lights and open archway through to the library area.

### Library Area

With racks of shelving for books.

### Shower Room

Double doors lead in, side aspect window, tiled floor, part tiled walls, folding glazed door shower cubicle with water heated ladder style towel rail, wall mounted shower unit with telephone style shower attachment and monsoon shower head, downlighting and extractor fan.

The staircase continues up to the second floor.



# FLOOR PLAN

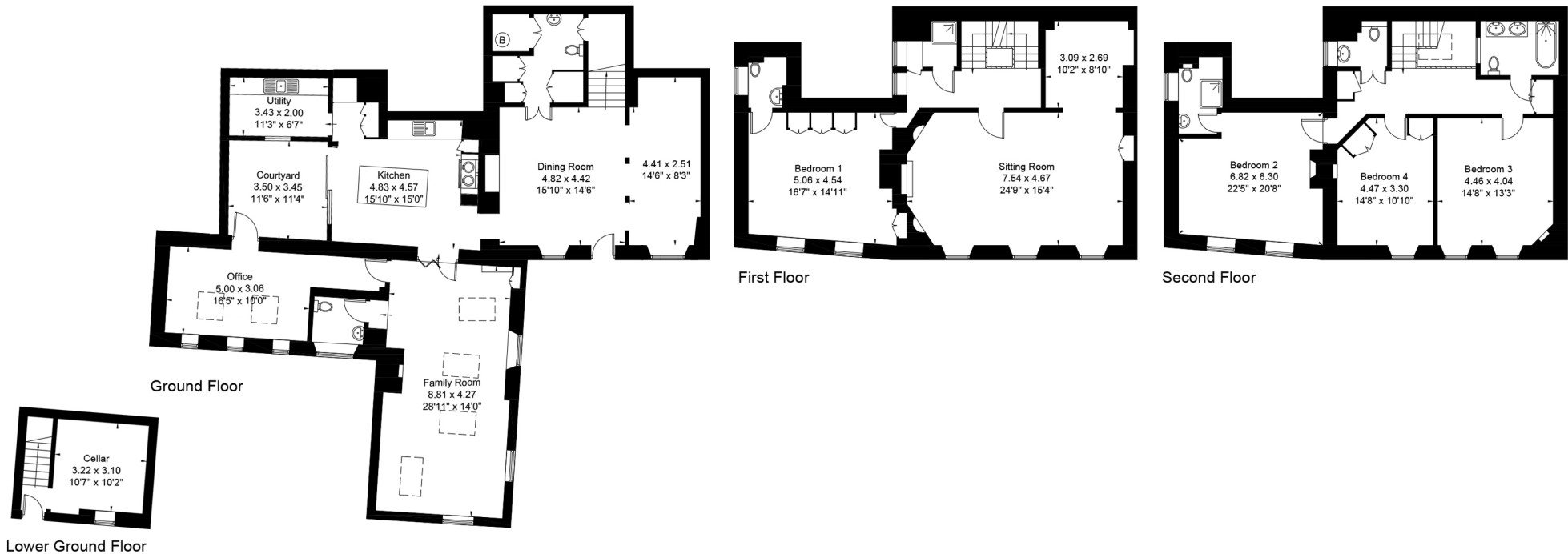
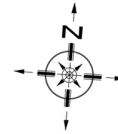
## Paragon House, Lyncombe Vale Road, Bath, BA2 4LS

Approximate Gross Internal Area = 331 sq m / 3562 sq ft

Cellar = 13.9 sq m / 150 sq ft

Courtyard = 12.1 sq m / 130 sq ft

Total Combined Areas = 357 sq m / 3842 sq ft



### GENERAL INFORMATION

**Services:** All mains services are connected

**Heating:** Full gas fired central heating

**Tenure:** Freehold

**Council Tax Band:** H

Important Notice: Cobb Farr, their clients and any joint agents give notice that: They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning; building regulation or other consents and Cobb Farr have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise



## SECOND FLOOR

### Landing

With wall lights and glazed atrium, double cupboard and linen cupboard.

### Cloak Room

Low flush WC with concealed cistern, wash hand basin with mixer taps, side aspect window, part tiled walls, tiled flooring and downlighting.

### Bedroom 2

With two front aspect Georgian sash windows, double panelled radiators, feature cast iron fireplace with wooden mantel, range of built-in cupboards and display cases and double doors leading into en-suite.

### En Suite

With monsoon shower head and glazed shower screens, side aspect Georgian style window, low flush WC with concealed cistern, water heated towel rail, wall hung wash hand basin with mixer tap, vanity cupboard, downlighting, tiled walls and flooring and extractor fan.

### Bedroom 3

With two front aspect Georgian style windows, working shutters, double panelled radiators, cute cast iron fireplace and wall lights.

### Bedroom 4

With front aspect, Georgian sash windows, working shutters, double panelled radiators, cast iron fireplace and double built-in wardrobes and shelving.

### Family Bathroom

With low flush WC, separate bath with mixer taps and telephone attachment, glazed screen. Twin wash hand basin set into a vanity unit, tiled flooring and walls and part frosted internal sash window.

## EXTERNALLY

To the front of the property there is a brick block hardstanding parking area for two vehicles, with outwardly opening wrought iron gates leading to the bonded driveway which sweeps up to the house, pass a stone outhouse containing the equipment for the heated outdoor pool.

The drive continues passing a Wisteria clad stone wall and Laurel hedge to a further parking area where there are lattice wooden gates leading to the pool area.

The pool area has a heated and covered pool with an area of decking and a timber pool house and changing room. This area is enclosed by wrought iron fencing, hedgerow and privacy fencing.

The drive continues pass the large herbaceous and flowering border and terminates at the front of the property. The front of the property also contains an area of level lawn which is enclosed by stone walling and mature conifer hedgerow. There is access to the under-croft, stone steps rise to the front terrace and glazed front door.

The front terrace is a beautiful place to sit with outside tap and courtesy lighting.





### Bath Office

35 Brock Street, Bath BA1 2LN

T: 01225 333332 E: bath@cobbfarr.com

[cobbfarr.com](http://cobbfarr.com)

### Bradford on Avon Office

37 Market Street, Bradford on Avon BA15 1LJ

T: 01225 866111 E: bradfordonavon@cobbfarr.com

**COBB  
FARR**