



Tregunter
Charlcombe Lane
Lansdown
Bath
BA1 5TT

A handsome 4 bedroom detached family home located in a fine residential position on Bath's sought after northern slopes, close to the city centre and yet on the edge of beautiful countryside, with award winning terraced gardens and breath-taking views.

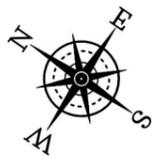
Offers in Excess of

Tenure: Freehold

£1,250,000

Property Features

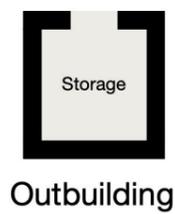
- 4 bedrooms and 2 bathrooms
- Guest WC and utility room
- Triple aspect drawing room
- Formal dining room
- Well appointed 'Cooks' kitchen
- Garden room and workshop
- Award winning terraced gardens
- Plenty of off-street parking
- Breathtaking views
- Highly sought after residential address



Gross Internal Area (Approx.)
Main House = 156 sq m / 1,672 sq ft
Garage = 11 sq m / 120 sq ft
Total Area = 167 sq m / 1,792 sq ft



Ground Floor



First Floor

Accommodation

Ground Floor

Entrancy Lobby

With recessed coir matting, radiator, wall mounted coat hooks, casement window to front aspect and wall to wall, floor to ceiling fitted cloaks cupboards.

Entrance Hall

With solid wood parquet flooring, wall mounted lighting, downstairs storage cupboard, stairs which rise to first floor.

Drawing Room

With solid Beech parquet flooring, gas Jet Master fire with Bath stone surround, recessed shelving to both sides, fitted bookshelves and cupboards, radiator, casement windows to front and side aspect, wall mounted lighting, glazed doors to terrace and garden aspect.

Dining Room

With solid Beech parquet flooring, radiator, recessed built-in cupboards and glazed shelving unit, wall lighting, recessed ceiling spotlight, casement window to garden aspect and access through to kitchen.

Kitchen

With natural stone flooring, a comprehensive range of hand painted Shaker style floor and wall mounted units cupboards and drawers, granite worksurfaces and upstand, integrated Miele dishwasher, inset double Belfast sink, brushed stainless steel mixer tap, integrated Rosiere range oven with 5 ring gas hob, Smeg extractor over, recessed integrated American style fridge/freezer, casement window to garden aspect, recessed ceiling spotlights, radiator, walk-in pantry, access through to rear lobby and utility area.

Rear Lobby

With natural stone flooring, radiator, wall mounted units, casement window to side aspect, door to side aspect, 2 Velux windows, overhead storage and sliding doors to concealed utility area.

Utility Area

With space and plumbing for washing machine and tumble dryer, casement window to front aspect.

Double doors lead through to the garden room.

Garden Room

With natural stone flooring, wall to wall, floor to ceiling glazed windows, door and ceiling, door to garden aspect and door to store.

Store Room

With Crittall window to garden aspect, work bench and mezzanine level storage space.

Guest WC

With ceramic tiled flooring, concealed cistern WC, display shelf, mirror and cupboard over, wall mounted basin, recessed ceiling spotlights and casement window to front aspect.

Stairs with fitted carpets rise to the first floor landing.

First Floor

Landing

With 2 windows to front aspect, built-in linen cupboard housing the Valliant boiler and separate controls for the central heating, heated towel rails and hot water.

Bedroom 1

With fitted carpet, casement window with fitted plantation shutters to front and side aspects, casement window to garden aspect, radiator, built-in bespoke wardrobes and drawers.

En-Suite Bathroom

With ceramic tiled flooring, pedestal WC, large corner seized fully tiled and glazed shower unit, with handheld and rain shower over, freestanding bath with telephone style taps and shower attachment, ladder effect heated towel rail, pedestal basin with wall mounted mirrored vanity unit over, part mosaic tiled walls, casement window to front aspect, wall mounted lighting, mounted cupboard and Velux ceiling light.

Bedroom 2

With fitted carpet, radiator and casement windows to garden aspect.

Bedroom 3

With fitted carpet, casement window to garden aspect and radiator.

Bedroom 4

With fitted carpet, casement to garden aspect, radiator and fitted wardrobes.

Family Bathroom

With ceramic tiled flooring, panelled bath with fully tiled surround, glazed shower screen, central taps and controls, telephone style handheld and rain shower over, large pedestal basin, ladder effect heated towel, courtesy lit mirror medicine cabinet, recessed ceiling spotlights, casement windows to side aspect and wall mounted cupboard.

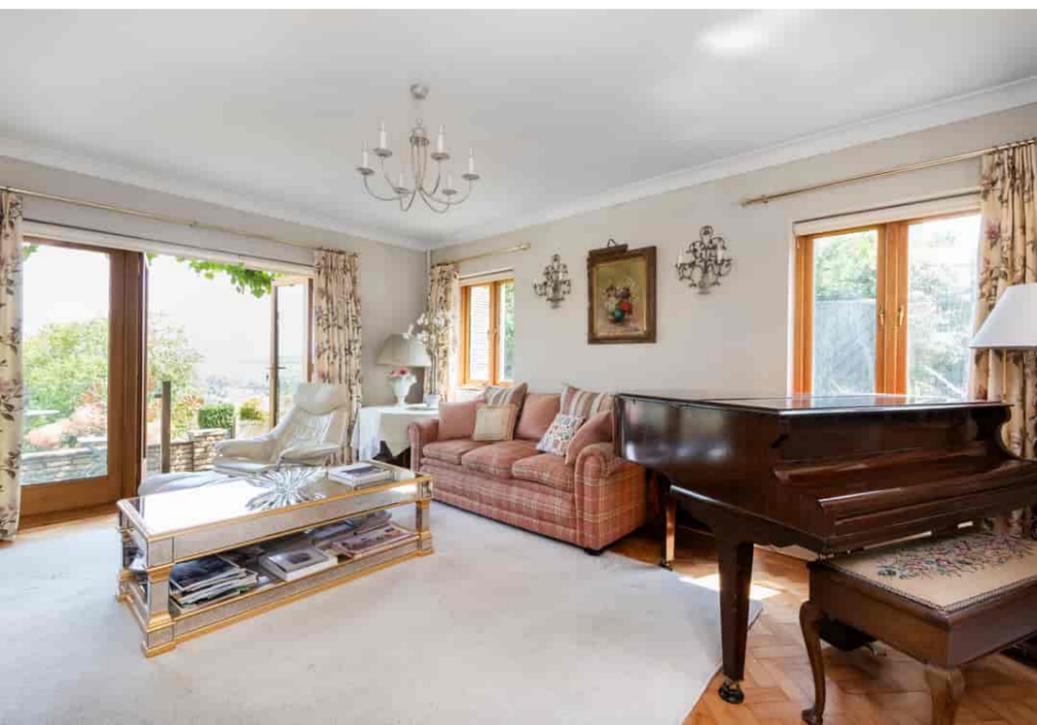
Separate WC

With ceramic tiled flooring, pedestal WC, wall mounted basin, ladder effect heated towel rail, casement window to front aspect and recessed ceiling spotlights.

Externally

To the front there is plenty of paved off street parking and external courtesy lighting.

Glorious well stocked mature award winning, 3 tier terraced gardens wrap around the side and rear of the property, along with a beautiful paved stone sun terrace which spans the width of the property to the rear and a raised and decked sun terrace and covered arbour with a mature vine which leads from the drawing room.



Situation

Tregunter is situated on Charlcombe Lane, a highly sought after residential location on Bath's northern slopes, adjacent to The Charlcombe Valley which is recorded in the Domesday Book. Charlcombe is within an area of outstanding natural beauty and a conservation site. The property sits in a fine elevated position and enjoys the most majestic uninterrupted views across the valley, and for more than 30 miles on clear days.

The property is particularly well placed for easy access to nearby schools which include Kingswood School, The Royal High School and St Stephens Church of England Primary School.

The UNESCO World Heritage City of Bath (approx. 1½ mile) provides a wonderful array of independent and chain shopping, a fine selection of restaurants, cafes and wine bars, and many well respected cultural activities including world famous music and literary festivals, the newly refurbished No.1 Royal Crescent and Holburne Museums and many pre-London shows at The Theatre Royal, The Ustinov and The Egg.

World class sporting facilities are available at nearby Bath Rugby and Cricket Clubs, and at The University of Bath. The Lansdown Tennis Squash and Croquet Club are within walking distance.

Communications include a direct line to London Paddington, Bristol and South Wales from Bath Spa Railway Station, The M4 Motorway, junction 18 is approximately 8 miles to the north via the nearby A46 and Bristol airport is 18 miles to the west.

Description

Tregunter is a handsome family home located in a fine residential position, with easy access into Bath city centre and on the edge of beautiful countryside and enjoying breathtaking views to the rear overlooking The Charlcombe Valley.

The property is presented in immaculate decorative order throughout and offers charming accommodation arranged over 2 floors with all the principal rooms enjoying the fine elevated aspect and views to the rear.

On the ground there is an impressive triple aspect formal drawing room which enjoys access onto a raised sun deck along with a pretty dining room and a beautifully appointed hand painted Shaker style kitchen with German appliances, an impressive range oven, granite work surfaces and a walk-in pantry. In addition, there is a glazed garden room which leads onto the rear sun terrace, a clever concealed utility area, workshop and guest WC.

On the first floor there are 4 lovely bedrooms, the master has a well-appointed en-suite bath and shower room, along with a further separate family bathroom and WC.

Externally to the front there is plenty of off-street parking. To the rear enjoying majestic views, there are magnificent well stocked mature, award winning secluded terraced gardens that wrap around the side and rear of the property along with a pretty paved sun terrace spanning the width of the property offering complete privacy whilst providing panoramic views of the country.

General Information

Services: All mains services are connected

Heating: Gas fired heating

Tenure: Freehold

Council Tax Band: G

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