



LANSDOWN ROAD

BATH



8 LANSDOWN ROAD

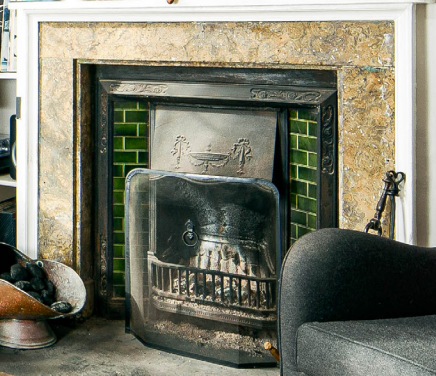
BATH

BA1 5EE

A stylish 5 bedroom Grade II listed Georgian townhouse with a stunning garden located in a fine elevated position, conveniently within 5 minutes-walk of Bath city centre.

- 5 bedrooms
- Study
- Drawing and withdrawing room
- Open plan kitchen and dining room
- Large utility room and store
- 2 lovely shower rooms
- Stunning garden and sun terraces of approx. 150ft
- Timber farmed garden studio
- Fine central location





SITUATION

Lansdown Road is located on Bath's highly desirable northern slopes within 5 minutes-walk of Bath city centre and particularly well placed for easy access to excellent local state and independent schools, along with a comprehensive range of local amenities on nearby Julian Road. There is also easy access to the M4 Motorway, junction 18 which is approximately 8 miles north.

The World Heritage City of Bath, which is on the doorstep, offers a wonderful array of chain and independent retail outlets, an excellent selection of fine restaurants, cafes and wine bars and many well-respected cultural activities which include an international music and literary festival, the newly refurbished One Royal Crescent and Holburne Museums, The Roman Baths and Pump Rooms and many pre-London shows at The Theatre Royal.

World Class Sporting facilities are nearby at Bath Rugby and Cricket Clubs and at Bath University, along with an excellent local tennis and boules club in Lansdown.

The property is also within easy reach of a triangle of very good state and independent schools which include St Stephens C of E Primary School, St Andrews School, The Royal High and Kingswood Schools.

Communications include a direct line to London Paddington, Bristol and South Wales from Bath Spa Railway Station (Crossrail Link commences TBC), the M4 Junction 18 is approx. 6 miles to the north and Bristol Airport is 18 miles to the west.





DESCRIPTION

8 Lansdown Road is an elegant and stylishly presented 5 bedroom Grade II listed Georgian townhouse, located in a fine elevated position within 5 minutes-walk of Bath city centre.

The flexible accommodation which has a wealth of period features, is presented in excellent decorative order throughout and is arranged over 4 floors. There is an attractive drawing and withdrawing room on the ground floor, both with lovely period fireplaces. On the first floor there is a well-appointed mezzanine level shower room, along with a charming master bedroom to the front and a further double to the rear. The top floor has 3 further bedrooms, one which is currently being used as an office.

From the ground floor steps lead down to the lower ground floor accommodation where there is a mezzanine level office which enjoys access to the garden and sun terraces. In addition there is an impressive kitchen with natural stone flooring, which is linked to the dining room to the rear, along with a large utility room and pantry which enjoys access to the front of the property via stone steps. Double doors lead to the garden and sun terraces to the rear from the dining room.

The garden is a key feature of this beautiful house and extends to approximately 150ft and benefits from being divided into several 'rooms'. There is a pretty, secluded paved sun terrace which leads from the dining room with steps up to a raised sun deck, this leads to a beautifully manicured lawn with a wealth of mature shrubs and trees and raised beds. Nestled attractively at the top of the garden there is a handsome timber framed garden studio with a further sun terrace. In addition, there is a Grade II listed potting shed which offers further potential, subject to the necessary planning consents to convert.



MAIN ACCOMMODATION

Ground Floor

Entrance Hall

With original oak floorboards, recessed coir matting, dado rail, cupboard housing utilities, radiator stairs rising to first floor and down to lower ground floor.

Drawing Room

With original oak flooring, 2 Georgian sash windows to front aspect with radiators under and working shutters, working period fireplace with marble and tiled surround, slate hearth, recessed shelving to left and door through to withdrawing room.

Withdrawing Room

With solid oak original flooring, sash window to rear aspect with radiator under, working shutters, period fireplace with slate hearth and Bath stone surround, 2 recessed shelves to either side.

Mezzanine Level

With shower room.

Shower Room

With mosaic tiled flooring, large double sized walk-in fully tiled and glazed shower with handheld and rain shower over, double glazed casement window to rear aspect, circular basin set into cupboard vanity unit with mosaic tiled splash back, mirror, pedestal WC, wall mounted ladder effect heated towel rail and recessed ceiling spotlights.

First Floor

Master Bedroom

With solid oak flooring, 3 Georgian sash windows to front aspect with radiators under and working shutters, period fireplace with Bath stone surround and slate hearth, recessed cupboard to left and 2 sets of floating shelves.

Bedroom 2

With solid wood flooring, sash window to rear aspect with radiator under, fitted Plantation shutters, period fireplace with slate hearth and wooden surround and 2 recessed cupboards to either side.

Stairs rise to top floor landing.

Top Floor

Landing

With casement window to rear aspect, fitted carpets, 2 storage cupboards and loft access.

Bedroom 3

With fitted carpet, casement windows to rear aspect with fitted Plantation shutters, radiator, fitted bookshelves, recessed shelving and period fireplace with Bath stone surround.

Bedroom 4

With solid oak flooring, sash window to front aspect with fitted Plantation shutter, period fireplace with slate hearth, recess to left with fitted shelving, 2 further floating shelves, recessed ceiling spotlights and radiator.

Bedroom 5/Study

With solid wood flooring, sash window to front aspect with fitted Plantation shutters, radiator, fitted bookshelves and recessed ceiling spotlights.

Ground Floor

Mezzanine Level Office

With ceramic tiled flooring, fitted laundry cupboard with Worcester combination boiler, recessed built in desk unit, floating shelves and part glazed door to garden.

Stairs lead down to the lower ground floor level.

Lower Ground Floor

Hallway

With original stone flooring, door to utility room, radiator and steps down to large understairs cloaks cupboard and shower room.

Utility Room and Store

With original flat stone flooring, granite work surface with inset Belfast sink, space and plumbing for washing machine and tumble for large fridge and freezer, space and plumbing for washing machine and tumble dryer, space for fridge and freezer. Door to front access.

Shower Room

With mosaic tiled flooring, large fully tiled and glazed walk-in shower unit with handheld and wall mounted shower over, pedestal WC, circular basin set into cupboard vanity unit, mosaic tiled splash back, fitted mirror, recessed ceiling spotlights, ladder effect heated towel rail and double-glazed casement window to rear aspect.

Kitchen

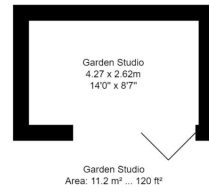
With quarry tiled flooring, 2 Georgian sash windows to front aspect with working shutters, windows seats and concealed radiators, large central island with granite and oak worksurface, built in Belfast sink and brushed chrome swan neck mixer tap, space for fridge, range of built-in cupboards and drawers, further recessed unit with wooden worksurface, floating shelves, recessed AEG electric oven and hob with tiled splashback, downlighters, recessed ceiling spotlights and walkway through to dining room.

Dining Room

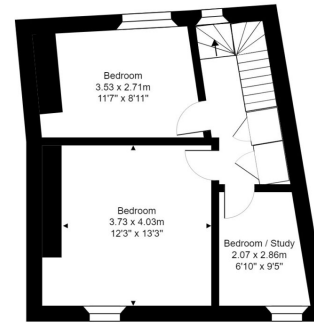
With original oak floorboards, large Bath stone surround recess with feature glazed shelving, 2 cupboards and shelves to either side, double doors to garden.

FLOOR PLANS

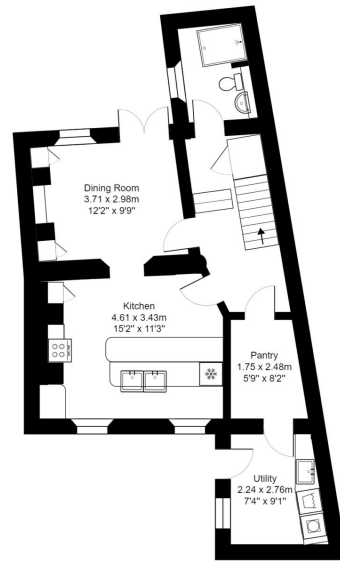
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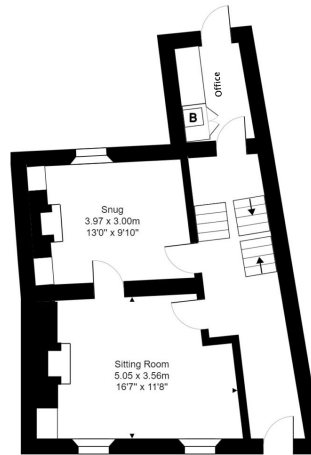
Garden Studio
Area: 11.2 m² ... 120 ft²



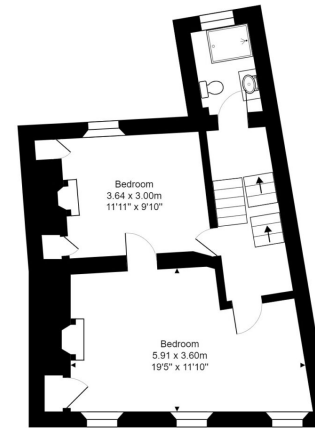
Second Floor
Area: 43.5 m² ... 468 ft²



Garden Level
Area: 55.2 m² ... 594 ft²



Ground Floor
Area: 48.2 m² ... 519 ft²



First Floor
Area: 47.3 m² ... 509 ft²

Total Area: 194.3 m² ... 2091 ft² (excluding garden studio)

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent.
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GENERAL INFORMATION

Services: All main services are connected

Heating: Gas fired central heating

Tenure: Freehold

Council Tax Band: F - £2,757.37

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EXTERNALLY

Accessed from the dining room there is a stunning garden of approximately 150ft which is divided attractively into several garden 'rooms'. There is a secluded, paved sun terrace with steps that rise to a feature decked sun platform along with a beautifully manicured lawn with attractive borders and a wealth of mature shrubs and trees. The lawns rise gently to a handsome timber framed garden studio with a further sun terrace.

Garden Studio

Nestled quietly at the top of the garden there is an attractive timber framed garden studio with doors leading out to a further raised sun terrace, an ideal work from home room or teenagers den, with power.





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