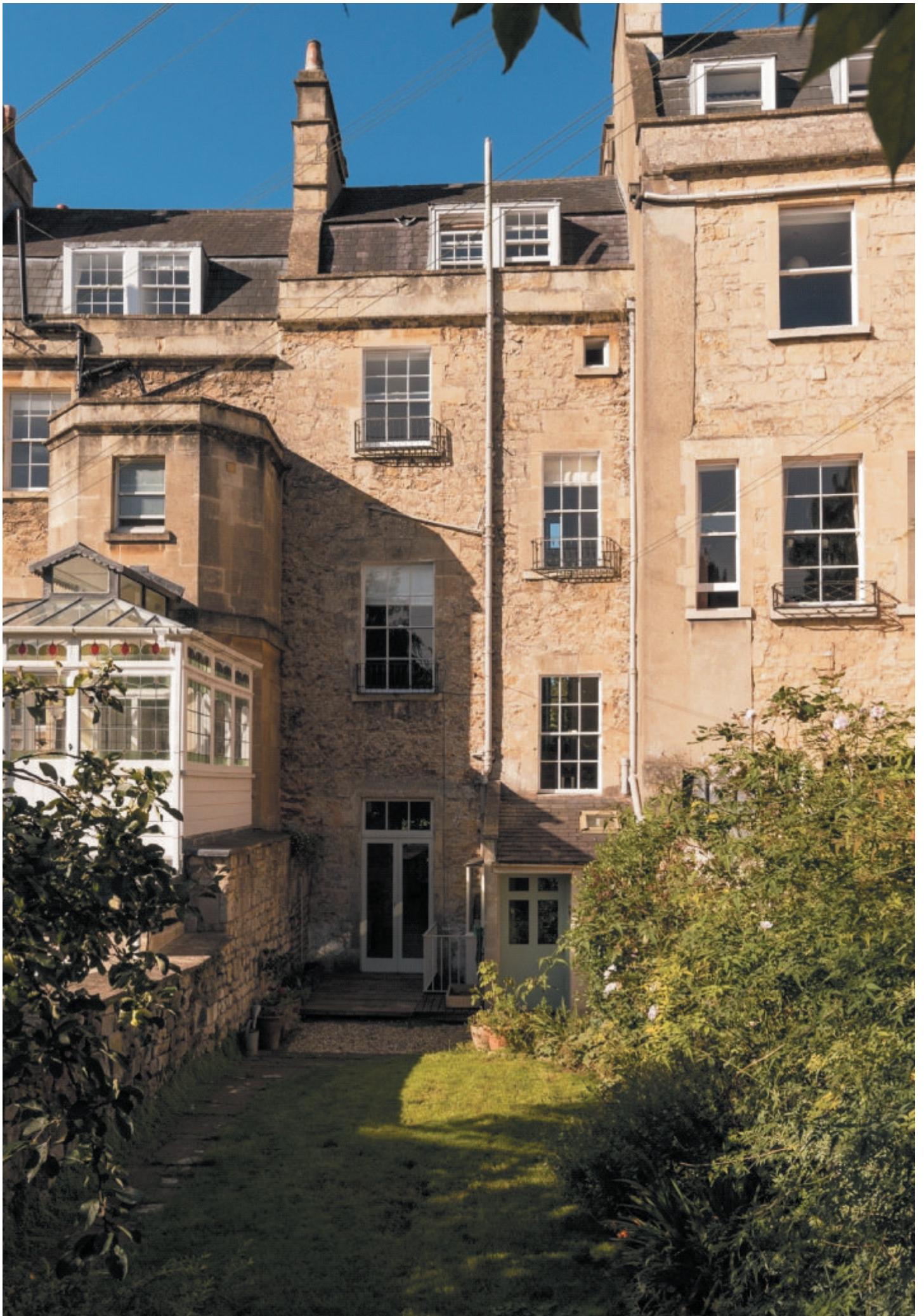


LANDSDOWN PLACE EAST

BATH • BA1





LANSDOWN PLACE EAST

BATH • BA1

An immaculate Grade II listed family house close to the city centre with a garage

Dining Room • Kitchen • Drawing Room • Withdrawing Room
Master Bedroom with Walk-in Wardrobe and En Suite Bathroom
3 Further Double Bedrooms • 2 Shower Rooms • Cloakroom
Basement with potential to develop • Vaults • Wine Store
Garden • Garage • Residents' Parking

M4 J18 10 miles • Bath Spa Station 1.9 miles (London Paddington 90 mins)





Situation

Lansdown Place East is one of the most sought after locations in Bath due to its elevated position overlooking the city.

The city centre is just half a mile walk, offering easy access to all Bath's shops, restaurants, bars and entertainment facilities, as well as its wide range of cultural attractions.

There is also a huge range of sporting opportunities in and around Bath including golf, cricket, horse racing and rugby.

The property is well placed for commuters being approximately nine miles from the M4 J18, and Bath Spa main line railway station is approximately three quarters of a miles away, offering high speed rail links to London Paddington (approximately 90 minutes).

Kingswood and The Royal High schools are within easy walking distance as is St. Stephen's primary school. The High Common and Victoria park are within easy reach. Bath University is ranked in the top ten in the country by the Sunday Times.



The House

15 Lansdown Place East is a superb Grade II listed townhouse which has been tastefully refurbished to a high standard retaining many of its period features. The house has wonderfully proportioned rooms which give it a light and airy feel. The accommodation is arranged over four storeys with a dining room on the ground floor which leads to large kitchen on the ground floor. This in turn leads to a garden terrace through French doors. There is also a shower room on this floor. Planning consent has been granted for a conservatory leading from the kitchen.

On the first floor is a magnificent drawing room with large sash windows offering fantastic views over Bath. The withdrawing room, which is currently used as a study, can be accessed from the drawing room or the landing. The second floor is dedicated to the master suite which includes a large bedroom, dressing area and beautiful, marble clad bathroom.

A further three double bedrooms are situated on the third floor together with a shower room. There is a cloakroom located in between the second and third floors.

The basement has not been refurbished and offers a wonderful opportunity to convert it into either additional living space or separate accommodation with its own entrance. Planning and listed buildings consent has been granted for the reinstatement of the bathroom and to make other changes necessary to provide additional accommodation. There are additional vaults, a courtyard and a wine store.

Number 15 has a pretty raised garden which is lawned and surrounded by flower beds. At the back of the garden is the garage which opens onto a lane at the rear.



Directions (BA1 5ET)

From Queen Square proceed up Gay Street and follow the road around to George Street. At the junction turn left into Lansdown Road. Follow this road up past Camden Crescent and Lansdown Place East is on the left hand side. No.15 is further along on the right.

Tenure

Freehold.

Local Authority

Bath and North East Somerset - 01225 477000.

Council Tax

Band G.

Listing

Grade II.

Services

We are advised that mains gas, electricity and water are connected.

Fixtures and Fittings

All those items regarded as tenant's fixtures and fittings, together with the fitted carpets, curtains and light fittings, are specifically excluded from the sale. However certain items may be available by separate negotiation.

Viewings

Strictly by appointment with Knight Frank LLP.

15 LANSDOWN PLACE EAST BATH • BA1

APPROXIMATE GROSS INTERNAL FLOOR AREA

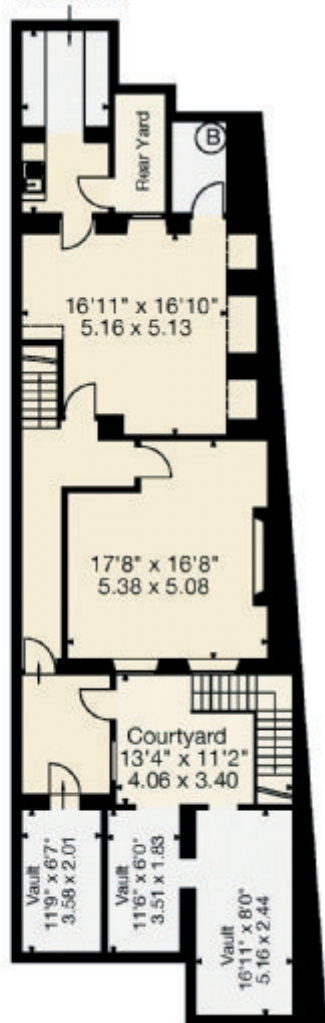
(No less than)
366 sq.m (3,950 sq.ft)
(Including Vaults)

Garage
(No less than)
15 sq.m (170 sq.ft)

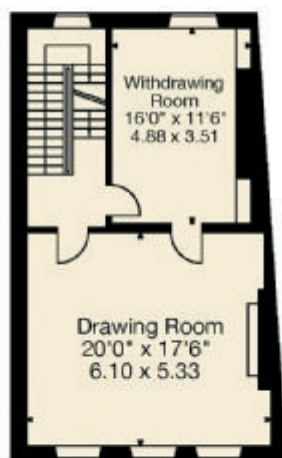


- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bath room/WC
- Vaults/Storage
- Terrace/Outside Space

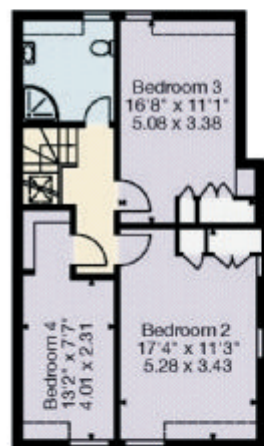
Wine Store
7'11" x 7'2"
2.41 x 2.18



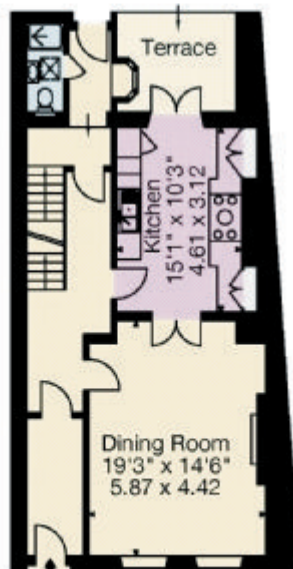
Lower Ground Floor



First Floor



Third Floor



Ground Floor



Second Floor

