



32 Lyncombe Hill

Bath

BA2 4PH

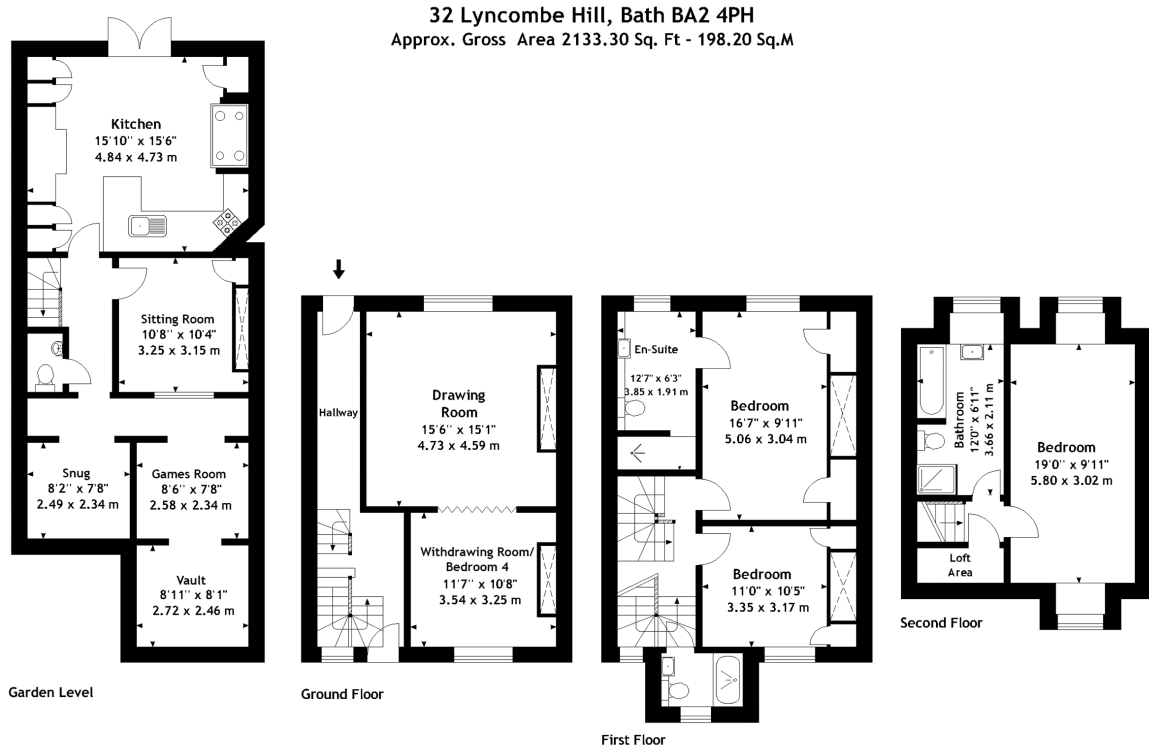
An exquisite 4 bedroom Grade II listed Georgian townhouse, with beautiful gardens and stunning views, located within 5 minutes-walk of Bath Spa Railway Station and the city centre.

Tenure: Freehold

£1,350,000

Property Features

- 3/4 bedrooms
- 3 bathrooms
- 2/3 reception rooms
- Impressive kitchen / breakfast room
- Further occasional vaulted accommodation
- Breath taking views
- Beautiful gardens
- Off street parking
- 5 minutes-walk to railway station and city centre



For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Floor Plan produced by Advantage Matters

Accommodation

Ground Floor

Formal Entrance Hall With chequered vinyl tiled flooring, dado rail, intricate period cornicing, recessed ceiling spotlights, cupboard housing the utilities, period styled radiator and stairs which rise to first floor and down to lower ground floor. Door to rear.

Formal Drawing Room With original period exposed floorboards, period styled radiator, floor to ceiling Georgian sash window with working shutters, dado rail, intricate period wall detailing, period cornicing, beautiful period fireplace with marble surround, slate hearth, 2 recesses to either side and large wedding doors which lead through to withdrawing room/bedroom 4.

Bedroom 4/Withdrawing Room/ With exposed original period floorboards, Georgian sash window to rear aspect with working shutters, period styled radiator, dado rail, intricate wall detailing, period coving, period fireplace with marble surround, slate hearth and 2 arched recesses to either side.

Stairs with fitted runner rise to mezzanine level.

Mezzanine Level

Shower Room With natural stone flooring, concealed cistern WC, basin set into shelved vanity unit with tiled surface and fully mirrored return, fully tiled shower cubicle with hand held and wall mounted shower, casement window to rear aspect, period style radiator and recessed ceiling spotlights.

Stairs rise with runner to first floor landing

First Floor

Landing With fitted carpet and large storage cupboard.

Bedroom 1 With painted period floorboards, period fireplace with marble surround and slate hearth, 2 recessed cupboard to either side, period coving, period style radiator, Georgian sash window to front aspect and concealed door through to en-suite shower room.

En-Suite Shower Room With Travertine tiled flooring, wall mounted basin, concealed cistern WC, vanity shelf over with marble surface, period radiator, recessed ceiling spotlights and large double sized, fully tiled shower unit with wall mounted and handheld shower over, shelving, period styled radiator and sash window to front aspect.

Bedroom 3 With exposed period floorboards, period fireplace with marble surround and slate hearth, 2 recessed cupboards to either side, period styled radiator, Georgian sash window with working shutters to rear aspect and period coving.

Stairs with fitted carpet rise to second floor.

Second Floor

Landing With large eave storage cupboard.

Bedroom 2 With solid oak flooring, 2 period radiators, period styled radiator, Georgian sash window to front aspect, sash window to rear aspect, recessed ceiling spotlights and small loft hatch.

Bathroom With vinyl tiled flooring, panelled bath with tiled surround, pedestal WC, pedestal basin, large fully tiled and glazed shower unit with rain shower over, period radiator, floating shelf and Georgian sash window to front aspect.

From the ground hall entrance hall there are stairs with fitted carpets which lead down to the lower ground floor and rear access to the parking and rear garden.

Lower Ground Floor

Hallway With fitted carpet and large under stairs storage cupboard.

Kitchen With a comprehensive range of floor and wall mounted bespoke hand painted units, cupboards and drawers with granite and oak work surfaces, inset 1 ½ bowl stainless steel sink and drainer, granite upstand, integrated double Neff electric oven, integrated fridge/freezer, integrated Neff dishwasher, inset 5 ring Neff gas hob with extractor over, 2 door recessed gas AGA with Bath stone surround and shelf over, large pantry cupboard, recessed ceiling spotlights, period styled radiator, and steps up to double doors which lead

to the front garden.

Sitting Room With painted wood flooring, period fireplace with Bath stone surround, cupboard to left, recessed to right, period sash window to vaulted aspect with period style radiator under.

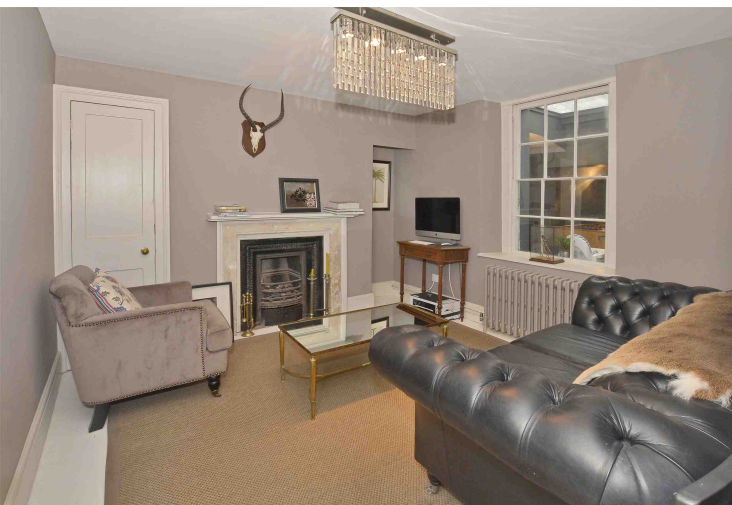
Converted Vault With natural stone flooring, door through to small guest WC and an arch through to the snug. Utility cupboard housing the washing machine and tumble dryer.

Snug With natural stone flooring, built in bench seating and wall mounted lighting.

Games Room With natural stone flooring and further door through to large storage vault.

Externally

To the rear of the property there is a pretty well stocked ornamental garden with 2 freestanding parking spaces. To the front there are pedestrian steps which rise from Lyncombe Hill through to a beautiful gated formal garden and paved sun terrace which enjoy the breath taking views over Bath towards National Trust land.



Situation

Lyncombe Hill is a fine residential address located on Bath's much sought after lower southern slopes, conveniently placed within 5 minutes-walk of Bath Spa Railway Station and the city centre.

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 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 Priory, The Royal Crescent and Combe Grove Manor Hotels.

Lyncombe Hill 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, Bristol and South Wales from Bath Spa Railway Station (Crossrail Link commences 2018 date TBC). The M4 Motorway junction 18 is 10 miles to the north and Bristol Airport is 18 miles to the west.

Description

32 Lyncombe Hill is an exquisitely presented 4 bedroom Grade II listed Georgian townhouse with beautifully proportioned accommodation arranged over 4 floors. The property has retained a wealth of period detail throughout and enjoys spectacular panoramic views to the front towards National Trust land from all the principal rooms.

The property can be approached conveniently to the front via pedestrian steps from Lyncombe Hill or with vehicular access and parking to the rear. To the front the property is entered through beautifully manicured formal gardens, either via elegant entrance halls at ground floor level or at garden level into the kitchen breakfast / room.

At ground floor level there is an impressive formal sitting room to the front with a large picture window, a handsome period fireplace and stunning wedding doors. To the rear there is a pretty double bedroom which could also be used as a further reception room if required.

On the first floor there are 2 generous double bedrooms, to the front with a fine aspect and stunning views, the master bedroom, which has a lovely en-suite shower room with dual vanity basins. In addition there is a further mezzanine level shower room which serves the bedroom to the rear. On the top floor there is a further large double aspect bedroom and a well-appointed family bathroom.

The beautiful hand painted kitchen and breakfast room is at garden level along with a cozy sitting room and 3 large vaulted areas which are currently used as a games rooms, snug and further storage. Conveniently there is also a guest WC at this level.

Externally to the rear there are pretty ornamental

landscaped gardens and free standing off street parking for 2 cars. To the front there are charming formal well stocked gardens and a lovely paved sun terrace which enjoy the wonderful outlook and stunning views.

General Information

Services: All mains services are connected

Heating: Full gas fired central heating

Tenure: Freehold

Council Tax Band: G - £2,568.21 per annum (2017/2018)

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