



# EVERSLEY HOUSE

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LANSDOWN BATH

**COBB  
FARR**

Bath & Bradford on Avon







# EVERSLEY HOUSE

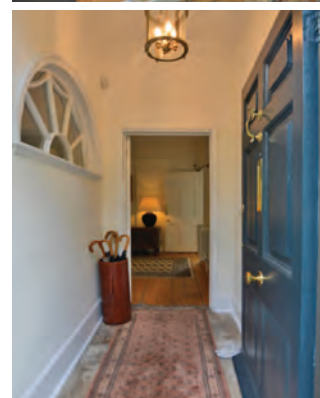
## 13 SPRINGFIELD PLACE

### BATH

### BA1 5RA

A fine semi-detached Regency villa of elegant proportions, with a beautiful south west facing garden, located in a highly desirable position on Bath's sought after Lansdown slopes.

- 5 double bedrooms
- 4 stylish bath and shower rooms
- 4 reception rooms
- Handsome open plan kitchen and dining room
- Potential to create independent annexe
- Charming south west facing sun terrace and arbour
- Beautiful well stocked gardens
- Mature vegetable garden
- Wine cellar
- Off street parking
- Far reaching south westerly views









## SITUATION

Springfield Place is a handsome terrace of Grade II listed semi-detached Regency villas located on Lansdown's much sought after lower slopes, beautifully positioned close to St Stephen's Church and within easy walking distance of Bath city centre.

Springfield Place is perfectly positioned within easy access of a triangle of excellent state and independent schools to include; The Royal High and Kingswood Schools on Lansdown Road and St Stephens Primary School on nearby Richmond Place.

The UNESCO World Heritage City of Bath is just under a mile away and offers a wonderful array of chain and independent retail outlets, many fine restaurants, cafes and wine bars and a number of well-respected cultural activities which include a world famous music and literary festival, the attractions at The Roman Baths and Pump Rooms along with many museums and art galleries.

World class sporting facilities are available at Bath Rugby and Cricket Clubs and Bath University and there is a good local tennis and bowls club nearby. There are also 5 star hotel and spa facilities at the Royal Crescent and Priory Hotels.

Communications include a direct line to London Paddington, Bristol and South Wales from Bath Spa Railway Station (Crossrail Link commences 2017), The M4 motorway, J18 is 6 miles to the north and Bristol Airport is 18 miles to the west.









# DESCRIPTION

Eversley House is a fine semi-detached Regency villa of generous proportions with spacious, flexible family accommodation arranged over 3 floors. The property has been beautifully refurbished by the current owners and offers a seamless blend of high quality contemporary finishes and handsome period detail.

The property is entered through an elegant reception hall from which all the ground floor rooms lead. To the right there is a cloak storage area and well-appointed shower room along with bedroom 5 and a study. To the left there is an impressive formal drawing and withdrawing room divided by attractive wedding doors.

On the first floor there are 3 double bedrooms which includes a guest room with an en-suite shower room along with a particularly spacious bath and shower room with a feature oval bath.

The garden level offers further flexible accommodation which includes a family room/bedroom 5, office/gym and shower room all of which could be converted into a separate annexe benefitting from independent access to the front.

In addition there is a well-equipped contemporary kitchen and open plan dining room with solid oak flooring and bi-fold doors leading onto the sun terraces.

Externally accessed from the dining room and lower ground floor hallway there is an attractive paved sun terrace and arbour that spans the width of the property with steps leading down to a beautifully manicured level lawn and formal garden with mature well stocked borders and a feature central raised bed, a gate leads into a mature vegetable garden.

To the front there is small ornamental garden with gated access and steps that lead down to the lower level paved courtyard.



# ACCOMMODATION

## GROUND FLOOR

**Entrance Lobby** with original flagstone flooring, Georgian fan light and door through to reception hall.

**Reception Hall** with original floorboards, sash window to front aspect, period fireplace and hearth, radiator, picture rail and wall mounted lighting.

**Shower Room** with fully tiled Travertine floor and walls, fully tiled and glazed corner shower unit with handheld and wall mounted shower, oval pedestal basin with chrome mixer tap, pedestal WC, sash window with plantation shutters to front aspect and recessed ceiling spotlights.

**Study** with fitted carpets, casement window to rear aspect, radiator and recessed ceiling spotlights.

**Bedroom 5** with fitted carpets, picture rail, casement window to rear aspect, period fireplace, surround and hearth and contemporary wall mounted radiator.

**Inner Hall** with fitted carpets, radiator and dado rail with door through to drawing room.

**Drawing Room** with exposed floorboards, period fireplace with marble surround and slate hearth and gas coal effect fire, sash window to front aspect with working shutters, Juliet balconette, radiator, wall mounted up lighting, wall mounted contemporary radiator and double wedding doors to withdrawing room.

**Withdrawing Room** with exposed floorboards, period fireplace with marble surround and slate hearth and gas coal effect fire, 2 recesses to either side, one with shelving, radiator, sash window to rear aspect with working shutters and Juliet balcony.

Stairs with fitted carpets rise to mezzanine level

**Mezzanine Level** with sash window to rear aspect affording far reaching south westerley views and stairs rising to first floor.

## FIRST FLOOR

**First Floor Landing** with fitted carpets.

**Master Bedroom** with fitted carpets, period fireplace and surround with tiled hearth, 2 arched recesses to either side, dado rail, a comprehensive range of wall to wall bespoke fitted cupboards, 3 sash windows to front aspect with radiators under and fitted plantation shutters.

**Guest Bedroom 2** with fitted carpets, period fireplace and surround with slate hearth, recess to right and fitted wardrobes to the left, sash window to front aspect with plantation shutters, radiator and door through to en-suite shower room.

**En-Suite Shower Room** with fully tiled and glazed shower unit with handheld and wall mounted shower, pedestal WC, basin set into contemporary vanity unit with cupboard under, wall mounted shelf and wall mounted glazed medicine cabinet, stained glass window to side aspect with fully tiled floor and walls and recessed ceiling spotlights.

**Bedroom 3** with fitted carpets, period fireplace and surround with tiled hearth, 2 fitted cupboards to either side, radiator, sash window to rear aspect with working shutters and Juliet balcony.

**Family Bathroom** with fully tiled ceramic flooring and tiled walls, feature oval bath with free standing swan neck mixer tap and hand held shower, fully tiled and glazed oval shower unit with handheld and wall mounted shower over, basin set into contemporary unit with swan neck mixer tap, display shelf with wall mounted lit mirror over, radiator, shelved cupboard and sash window to rear aspect with Juliet balcony and plantation shutters.

## GARDEN LEVEL

**Inner Lobby** with original flagstone flooring, understairs cupboards, radiator and door to garden, family room and kitchen.

**Bedroom 4/Family Room** with fitted carpets, period fireplace and surround with cupboard to right, recess to left, Georgian sash window to rear aspect with working shutters and radiator, built in shelved cupboard, recessed ceiling spotlights, further built in shelved storage cupboard and door to gym.

**Inner Hallway** with flagstone flooring, built in cupboard. Doors to:

**Office/Gym** with original flagstone flooring, stone recess, 2 cupboards to either side, radiator, cupboard and double doors with glazing panels to front aspect with working shutters.

**Shower Room** with fully tiled Travertine floor and walls, large oblong basin set into drawer vanity unit, pedestal WC, fully glazed shower unit with wall and handheld shower, recessed ceiling spotlights, extractor fan, radiator and sash window to front aspect with plantation shutters.

**Kitchen** with ceramic tiled flooring, a comprehensive range of floor and wall mounted units, cupboards and drawers with granite work surface and upstand, part tiled walls, sash window to front aspect, 1½ bowl stainless steel sink and drainer with chrome mixer tap, integrated AEG appliances to include; double electric oven and microwave, dishwasher, fridge and 5 ring induction hob with extractor over, recessed ceiling spotlights, contemporary wall mounted radiator.

**Dining Room** with oak flooring, recessed ceiling spotlights and bi-fold doors to rear aspect. Door through to utility room.

**Utility Room** with solid oak flooring, a range of floor and wall mounted units, circular stainless steel sink and chrome mixer tap, tiled splash back, space and plumbing for washing machine and large fridge/freezer, recessed ceiling spotlights and step up to wine cellar.

**Wine Cellar** with custom built timber and stone wine storage, wall mounted lighting, cupboard housing the pressurised hot water tank, controls for boiler and immersion tank.

## EXTERNALLY

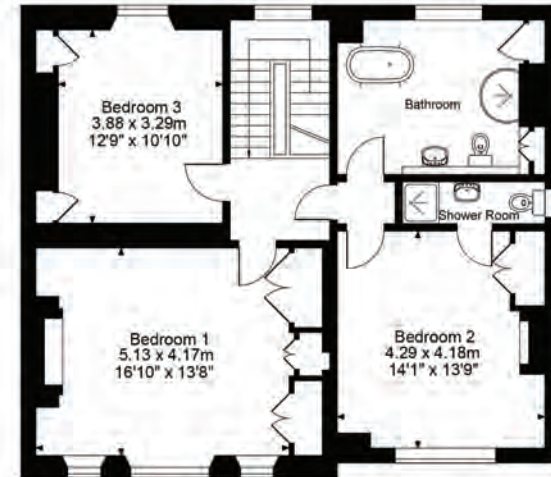
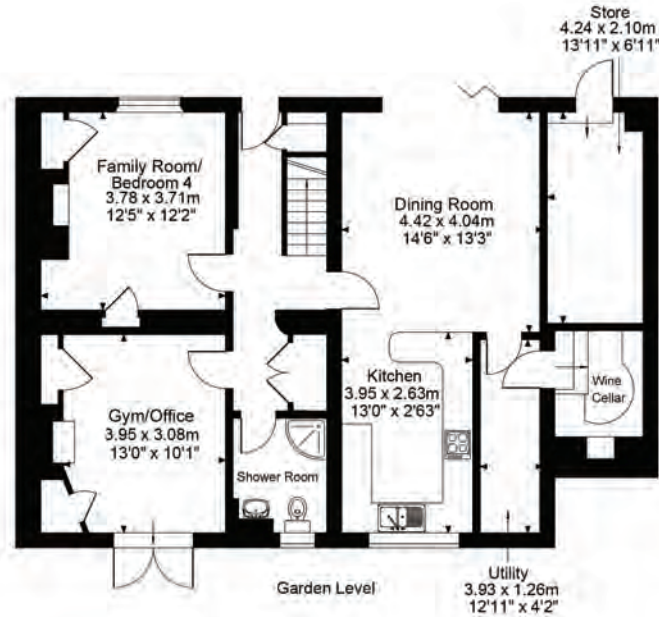
The bi-fold doors from the dining room lead out to a beautiful paved sun terrace with an arbour and mature Wisteria and Fig tree, spanning the width of the property. Steps lead down to a beautifully manicured level lawn and formal garden with a mature cherry tree, an ornamental raised bed and well stocked borders. A central gate leads into a mature vegetable garden with a water butt and shed. In addition, there is a wood store adjoined to the property.

A key feature of this beautiful property are the wonderful south westerly views that can be enjoyed from the gardens and the principle rooms to the rear.

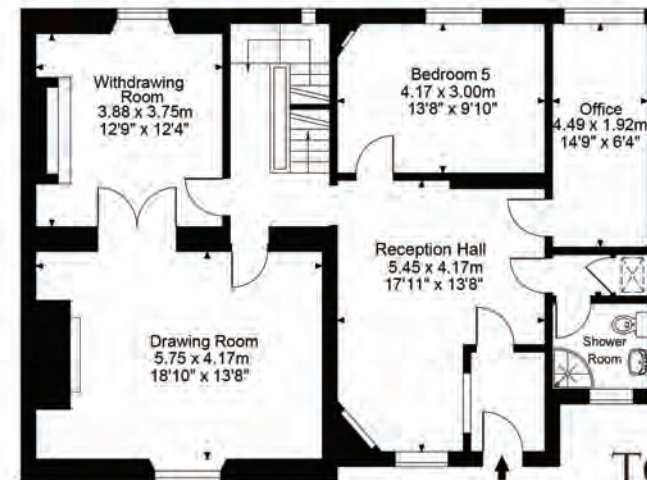
To the front there is gated access to a small ornamental parterre garden and gated access with steps down to the lower ground floor courtyard.



# FLOOR PLANS



First Floor



Ground Floor

Eversley House,  
13 Springfield Place,  
Lansdown, BA1 5RA  
Approx. Gross Internal Area  
3114 Sq Ft - 289.31 Sq M



## GENERAL INFORMATION

**Services:** All main services are connected

**Heating:** Full gas fired central heating

**Tenure:** Freehold

**Council Tax Band:** G - £2,488.48 per annum (2016/2017)

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