



# Pembroke House

## 14 Richmond Road

### Bath

### BA1 5TU

A superbly appointed and well-presented individual detached property, situated in a quiet sought after location, with the benefit of beautifully landscaped gardens having far reaching views, garaging and gated parking.

Tenure: Freehold

**Guide Price**  
**£1,600,000**

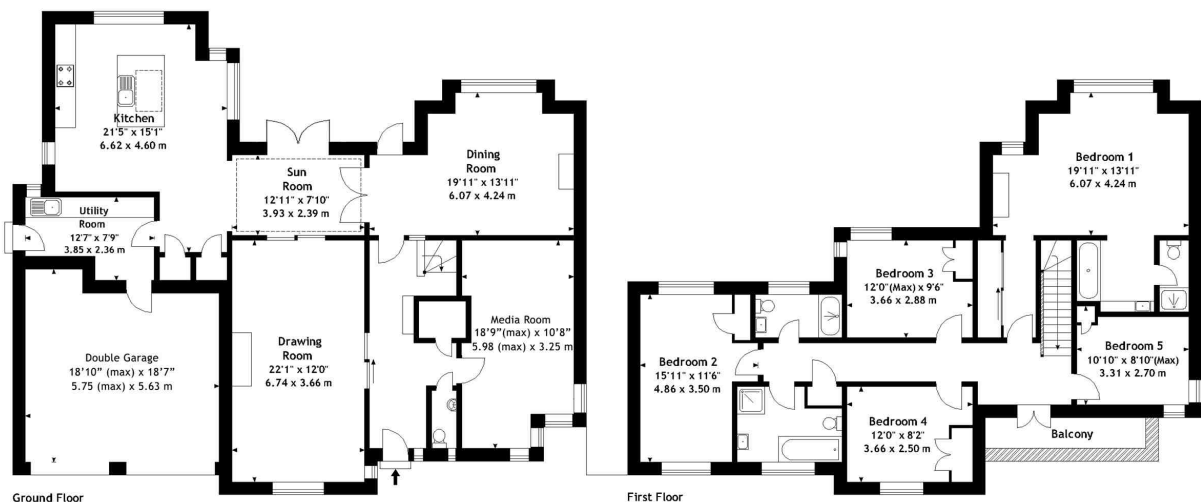
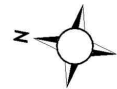
#### Property Features

- 5 bedrooms
- 3 main reception rooms
- Beautiful landscaped garden
- Large decked sun terrace
- Stunning far reaching views
- Ample gated parking and double garage
- Fully double glazed
- Sensor lighting and Sonos sound system
- Gas fired AGA
- Close to many excellent schools

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#### 14 Richmond Road, Bath BA1 5TU

Approx. Gross Area 2791.40 Sq.Ft - 259.30 Sq.M



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

**Entrance Hall** With solid oak flooring, down lighting, entry phone, fitted gas fire, modern style oak staircase rising with feature stainless steel handrail.

**Cloakroom** With fully tiled floor and walls, WC, wash hand basin with vanity cupboard under, wall mirror and down lighting.

**Media Room** With wood flooring and down lighting.

From the hallway sliding doors lead into the living room:

**Drawing Room** With feature fireplace having stone surround and gas inset coal effect fire, down lighting, window to front aspect and glazed sliding doors leading down to garden room.

**Sun Room** With wooden flooring, recessed spotlights, glazed roof and glazed French doors leading out to decked terrace overlooking the rear garden.

**Dining Room** With wooden flooring, gas fire, large feature window overlooking rear garden, glazed door leading onto decked terrace and down lighting.

**Kitchen** With central island unit with breakfast bar and 4 stools, Corian worktop, appliances to include fisher and paykel double drawer dishwasher, freestanding American styled fridge/freezer, 4 oven AGA, range of storage units, skylight window, tiled flooring, down lighting and door leading through to comms cupboard and utility room.

**Utility Room** With single drainer sink, down lighting, space and plumbing for washing machine and tumble dryer, tiled flooring, door through to side garden with steps and doorway leading to double garage.

## First Floor

**Landing** Large landing with glazed French doors leading onto balcony at the front of the property overlooking the front garden and linen cupboard.

## Master Bedroom Suite

**Dressing Area** With double fitted wardrobe and sliding doors and through to master bedroom.

**Master Bedroom** With down lighting, gas fire, full length feature window with superb views overlooking the garden and beyond and sliding door through to en-suite bathroom.

**En-Suite Bathroom** With large walk-in fully tiled shower with glazed screen, WC, bath with central tap, modern style sink set on a marble plinth with medicine cabinet over, fully tiled walls and flooring, heated towel rail and down lighting.

**Bedroom/Study** With wooden flooring, feature corner window, door into storage cupboard and down lighting.

**Bedroom 2** With double aspect, access into roof space, down lighting and walk-in wardrobe.

**Bedroom 3** With double wardrobe, down lighting and window overlooking rear garden.

**Bedroom 4** With window to front aspect, single wardrobe and down lighting.

**Main Bathroom** With suite comprising corner shower cubicle with body jets and overhead rain shower, modern style wash hand basin set on vanity cupboard under, bath, WC, chrome heated towel rail, wall mirror, fully tiled floor and walls.

**Seperate Bathroom** With large walk in shower with sliding glazed screen, fully tiled, WC, wash hand basin set into vanity unit, heated towel rail with wall mirror over and down lighting.

## Externally

To the rear of the property is a **large decked sun terrace with ornamental pond and fountain** which leads down to a large lawned area surrounded by flower borders and shrubberies with a covered arbour area and a **fully covered BBQ area, greenhouse, together with a timber storage shed** with electric lighting and power point. Within the garden are a number of semi mature trees, specimen trees to include a palm tree and shrubs which is all well enclosed by wood panelled fencing.

To the front of the property, it is approached via a pillared entrance with electrically operated wooden gates leading into the driveway with parking for a number of vehicles and in turn leading into the **double garage** with 2 electrically operated up and over doors, lighting, water softener, boiler and pressurized water tank.

The modern styled garden to the front is laid out with slate shingle with a number of semi mature trees and shrubberies leading to the front door with a glazed canopy porch.

Access to the side of the property via a gated entrance, within the garden there are a number of water taps and electric power points, together with courtesy lighting throughout.





## Situation

Pembroke House is set in a prime residential location on the Northern slopes of Lansdown, conveniently situated for easy access to the City centre of Bath and a triangle of excellent state and independent schools which include The Royal High and Kingswood Schools on Lansdown Road and St Stephens Primary School on nearby Richmond Place.

The property itself is in an elevated location with a rear easterly aspect and with distant views over the surrounding countryside. 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 lovely 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 together with Lansdown Golf Club. There are also lovely 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, junction 18 is 6 miles to the north and Bristol Airport is 18 miles to the west.

## Description

Believed to have been built in the 1950's Pembroke House was fully modernized and extended approximately 10 years ago to provide what is now a substantial and well-proportioned property with a high specification throughout.

Built with Bath stone, all windows are fully double glazed with powder coated steel frames throughout. The property has been fitted with features such as a fully specified Sonos sound system, sensitive lighting, full underfloor gas central heating, attractive modern style ash doors with inlay and high quality bathroom and kitchen fitments.

In addition to the 3 principle reception rooms, at the rear of the property there is a light and airy kitchen and sun room which leads out to a large decked terrace which overlooks the most attractive landscaped garden to the rear.

The property also has the benefit of being approached via double electrically operated gates which lead into a good sized parking area and double garage.

This is quite a special property and a viewing is strongly recommended by the sole agents Cobb Farr.

## General Information

**Services:** All mains services are connected

**Heating:** Gas fired underfloor central heating

**Tenure:** Freehold

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

**Inclusions:** Sonos sound system throughout and sensitive light system.

**Glazing:** Double glazing throughout

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