



73 Lyncombe Hill Bath BA2 4PH

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A beautifully proportioned Grade II listed house in need of some updating, enjoying stunning views over the City

Entrance hall | Sitting room | Library/bedroom 4 | 3 further bedrooms | Bathroom | Dining room | Kitchen | Shower room | Vaults | Gardens | Shared orchard

Situation

Lyncombe Hill is one of Bath's foremost locations on the lower southern slopes of the city within easy walking distance of Bath Spa railway station, close to the Paragon School and Prior Park College, as well as excellent state schools including the highly regarded Widcombe junior school and Beechen Cliff. The village atmosphere of Widcombe with its cafés, convenience store and popular pubs, White Hart and Ring O Bells make it a wonderful place to live.

The amenities of the city centre are also on the doorstep and offer a wonderful array of chain and independent retail outlets, many fine restaurants, cafés and wine bars along with a number of cultural activities including a world famous international music and literary festival, the Theatre Royal, 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 spa and gym facilities at The Gainsborough, The Royal Crescent, The Priory and Combe Grove Manor Hotels.

Communications include a direct line to London Paddington, Bristol and South Wales from Bath Spa railway station. The M4 Motorway (Junction 18) is 10 miles to the north and Bristol Airport is approximately 18 miles to the west.

Description

73 Lyncombe Hill has been in the same ownership for nearly fifty years and provides an exciting opportunity for a new purchaser to update the property. There is a wealth of period features and excellent proportions throughout.

The property is entered at ground floor level into a spacious entrance hall with beautiful staircase rising to the upper floors. To the front of the property is the library or fourth bedroom and to the rear is a beautiful sitting room with attractive cornicing and a fireplace.

The second floor has two double bedrooms and a bathroom.

On the top floor is a further double aspect bedroom with the most amazing views towards Widcombe Crescent and beyond.

The garden level comprises the kitchen with a range of base and wall units and an AGA. This room is open through to the dining room.

A shower room and useful vaults complete this floor.





Externally

To the front of the property is a pretty, paved garden. To the rear is a paved terrace with path leading to the end of the garden. The garden has been split into various terraces. At the end of the rear garden is access to a breath-taking wild meadow and orchard area of which 73 Lyncombe Hill has a seventh share.

General Information

Bath & North East Somerset Council. Council Tax Band G.

Mains services connected.

The tenure is Freehold.

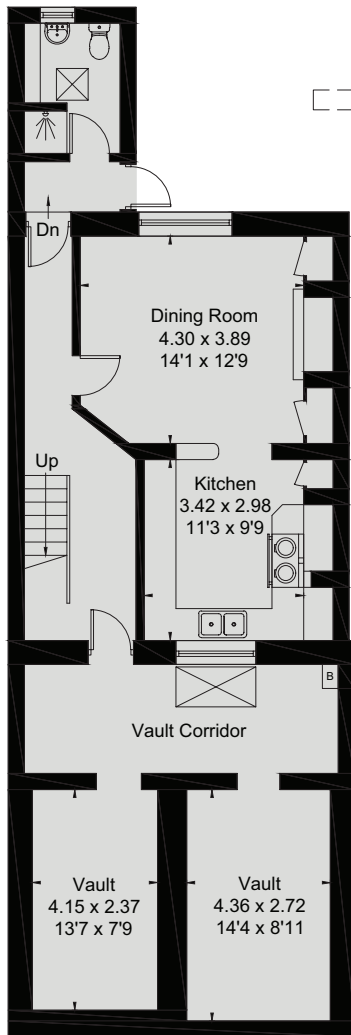
Seventh share ownership of orchard.



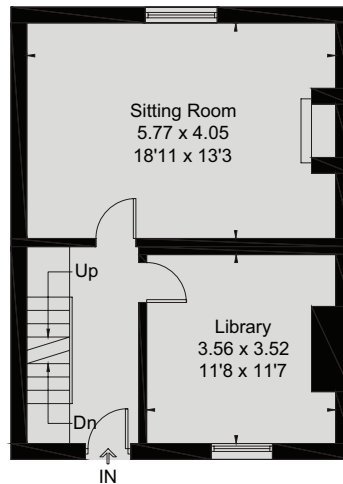
Approximate Area = 179.0 sq m / 1927 sq ft
 Vault Space = 37.5 sq m / 404 sq ft
 Total = 216.5 sq m / 2331 sq ft
 Including Limited Use Area (6.4 sq m / 69 sq ft)



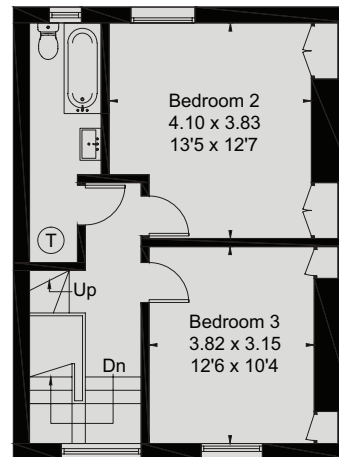
= Reduced head height below 1.5m



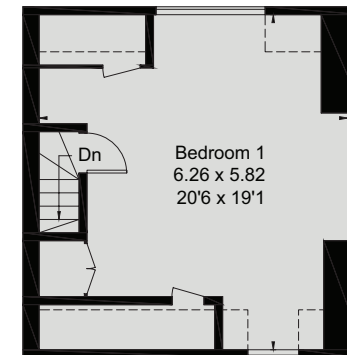
Lower Ground Floor



Ground Floor



First Floor



Second Floor