



61 Lyncombe Hill Bath BA2 4PH

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**A fine Grade II listed double-fronted Regency house providing 2,906 sq. ft. of accommodation, a garage and share of wildflower orchard, situated in this highly sought-after location**

Entrance hall | Drawing room | Dining room | Study/bedroom 4 | Kitchen/breakfast room | Garden room | Studio | Cloakroom | Master bedroom with en suite bathroom | 2 further double bedrooms | Family bathroom | Separate WC | 2 vaults | Wine cellar | Garage | Delightful garden | Share of 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

Built in 1812 as one half of a pair of semi-detached houses, no. 61 was extended some eight years later. The property is arranged over four floors with spacious, flexible accommodation and has stunning views, a gorgeous flowing garden and uniquely has share of an orchard and wildflower meadow. Garage and off-street parking to the rear is accessed from Forefield Rise.

This handsome residence is rare to the market and is double-fronted, also a rarity for the area. The house is approached through a pretty ironwork gate and there is a paved, enclosed front garden. Entering the house via the front door you are welcomed into the central hall. To the left, a door leads through to our client's comfortable study with views to the front of the house. There is a Regency bullseye fireplace with built-in cupboards to either side.







To the rear of the hall is a magnificent drawing room which opens through to the dining room. There are double sash windows which provide you with the most marvellous views of Lyncombe Vale and across towards Widcombe Terrace and the National Trust land at Bathwick Hill. Centrally there is a marble Regency style bullseye fireplace and there is a further fireplace in the dining room.

Stairs take you down to the garden level which provides an open plan kitchen/breakfast room leading out to a charming garden room. The kitchen itself is nicely designed with a range of maple inlay units topped with granite worktops. Appliances include an integrated fridge and AEG dishwasher, Bosch double oven and Neff four-ring induction hob. Also on this floor is a studio/study room, a WC, wine cellar and two vaults which were tanked many years ago and afford dry storage.

To the first and second floors are three bedrooms, a spacious ensuite to the master bedroom, a family bathroom and separate WC. The top floor bedroom is a lovely cosy room enjoying dormer window views over the surrounding countryside.

#### **Externally**

The glorious rear garden is beautifully maintained and planted with succession planting and seasonal flowers that show throughout the year. There is a garage and off-street space for one car accessed from Forefield Rise. Opposite the garage and over the small access lane is the entrance to the orchard, shared amongst only seven households. A small gardening fee is payable every year and the space is beautifully maintained.

#### **General Information**

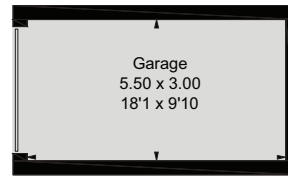
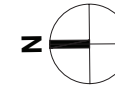
Bath & North East Somerset Council. Council Tax Band G.

The tenure is Freehold.

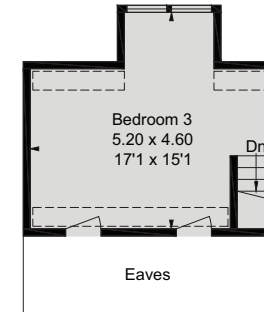
Mains services connected.



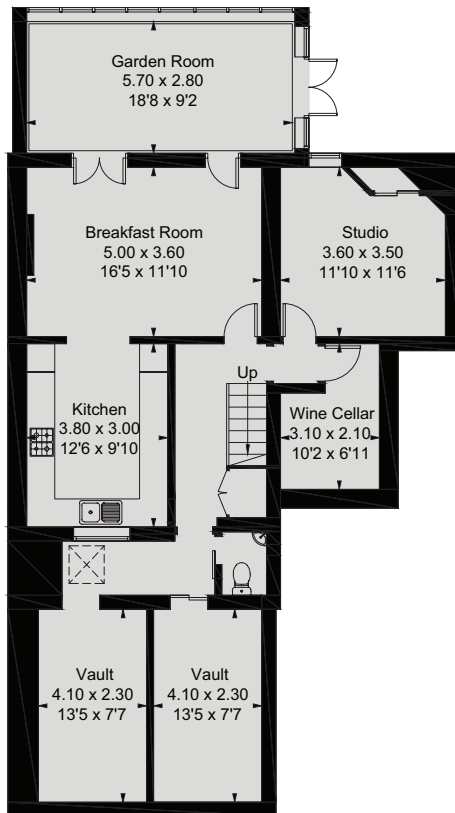
Approximate Floor Area = 270.0 sq m / 2906 sq ft  
 Garage = 16.0 sq m / 172 sq ft  
 Total = 286.0 sq m / 3078 sq ft



(Not Shown In Actual Location / Orientation)

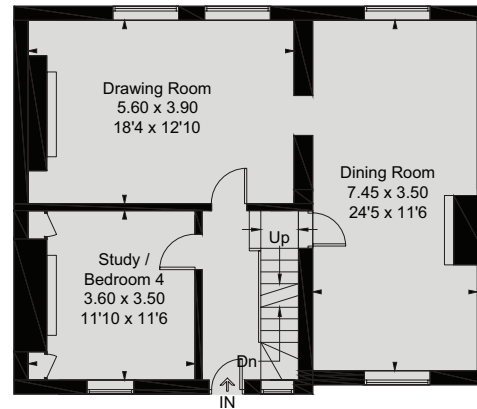


Second Floor



Basement

= Reduced head height below 1.5m



Ground Floor



First Floor

