



49 Lyncombe Hill Bath BA2 4PQ



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**A very attractive semi-detached Grade II listed house set in this highly sought-after location with the benefit of off-street parking**

| Entrance hall | Drawing room | Study | Cloakroom | Kitchen/dining room | Playroom | Second cloakroom | Utility room | Master bedroom with shower | 3 further double bedrooms | Family bathroom | Storage vaults | Superb, well-stocked gardens with views | Off-street parking |

### 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

Entering the house, you are welcomed into a generous entrance hall with classic stone cantilever staircase. To the front of the house is a very well-proportioned study with Regency style bullseye marble fireplace with built-in cupboards to either side. At the rear of ground floor you find a beautiful drawing room with French doors out to a balcony. The views across Widcombe are superb. There is a dark grey Victorian marble fireplace, again with cupboards to either side. Also off the hallway you find an excellent area for coats and shoes and a cloakroom.

Downstairs takes you to a fine kitchen/dining room with a comprehensive range of units painted in a pleasing pale grey. There is a blue AGA, four ring gas hob, Miele dishwasher and space for a fridge freezer. Adjacent to the kitchen is a back door that leads out to the garden and also a passageway taking you to the front area of the house. At the rear of the hall is a further reception room, ideal as a playroom or an additional study.







A doorway leads through to a vaulted area that in part provides an excellent utility room, and in addition there are two further storage vaults.

At first floor level, there are two bedrooms: the master bedroom is of a very good size and has the added benefit of its own shower cubicle. Again, the views are fantastic. On the top floor you find two further bedrooms and a family bathroom.

#### **Externally**

Entering the garden via the back door, you find a large terrace with a charming pergola off the back of the house. Here, there is a timber door which accesses a large storage vault, ideal for garden machinery.

Steps lead down to several lawned terraces which are flanked by well-stocked borders. To the right side as you go down there is a small garden shed and a gate leads through to a lower area where you find composting bins and space for families to play.

The front of the house is mainly laid with stone slabs which provides parking for a large car or possibly two small cars. Steps to the side of the house lead down to the back door and onto the garden.

#### **General Information**

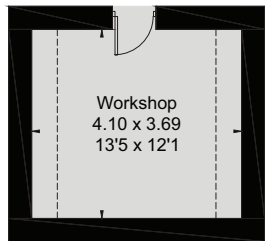
Bath & North East Somerset Council. Council Tax Band G.

The tenure is Freehold.

Mains services connected. Broadband - 74 mbps.

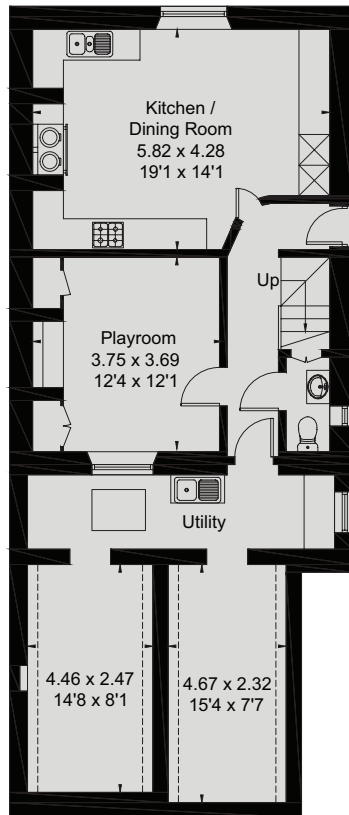


Approximate Floor Area = 236.4 sq m / 2544 sq ft  
 Workshop = 15.3 sq m / 165 sq ft  
 Total = 251.7 sq m / 2709 sq ft

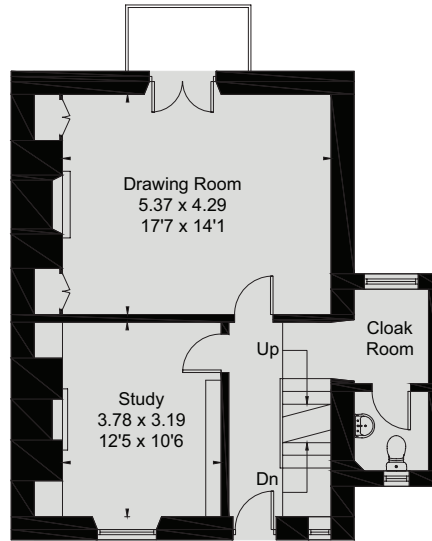


( Vault Workshop Under Kitchen)

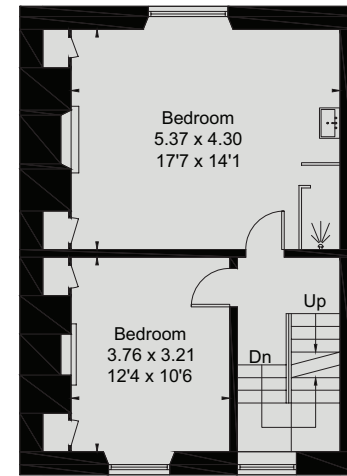
= Reduced head height below 1.5m



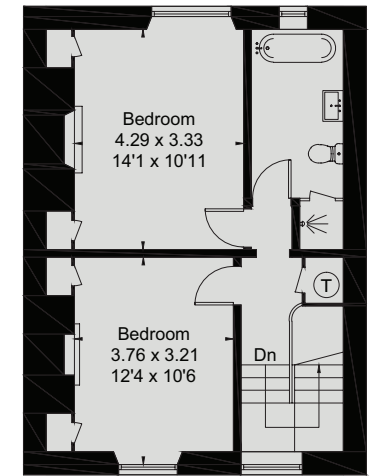
Lower Ground Floor



Ground Floor



First Floor



Second Floor