



South Lynn Weston Road Bath BA1 2XU



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An extraordinary Grade II listed semi-detached house spanning more than 4,500 sq. ft. with superb gardens and grounds, situated in this highly sought-after residential area close to Royal Victoria Park

Entrance lobby | Inner hall | Kitchen/breakfast room | Dining/family room | Cloakroom | Drawing room | Library area | Study | Laundry/Scullery Room | Second cloakroom | Music room | Master bedroom with ensuite dressing room and bathroom | Guest bedroom 2 | 3 further first floor bedrooms | Family bathroom | Shower room | Spacious second floor bedroom/studio and 2 bedrooms | Double garage | Parking | Workshops | Superb gardens and grounds |

Situation

Weston Road is located on the west side of the city, linking Weston village to Royal Victoria Park and the centre of Bath. South Lynn offers a flat walk into the city centre through the park (approximately 15 minutes) bringing you out by the Royal Crescent. Towards Bath is St James's Street with a pharmacy, deli, grocery shop and two well-regarded pubs. The Royal Crescent Hotel also provides a gym for members. Amenities close by in Weston village include the RUH complex, a supermarket, bakery, post office, café, and hair salons.

There are well-regarded nurseries and schools in both the state and independent sectors close by including Kingswood and The Royal High School, and a mainline rail link to London Paddington (journey time approximately 90 mins) and Bristol Temple Meads (journey time approximately 15 mins). The M4 motorway (J18) lies approximately 10 miles to the north.

Description

Entering the house via the front door you are welcomed into an entrance lobby which leads to the grand and spacious main entrance hall. A tessellated tiled floor, decorative corning and a Bath stone cantilevered staircase immediately create the period charm. To your right is a very handy cloakroom for coats and boots.

A door leads to the kitchen and open plan dining/family room which is both stylish and very spacious. The kitchen is to one end and has contemporary high gloss black units with black granite worktops. A black gas Aga with extra gas hob and electric oven completes the picture.





The family room is really very special. Strapped ceiling corning with rosette motifs are lovely, and a large bay window gives plenty of light and views over the south facing garden. There is a large area to both dine and to relax as a more informal sitting room. Wide oak flooring, an open fireplace and contemporary style cupboards.

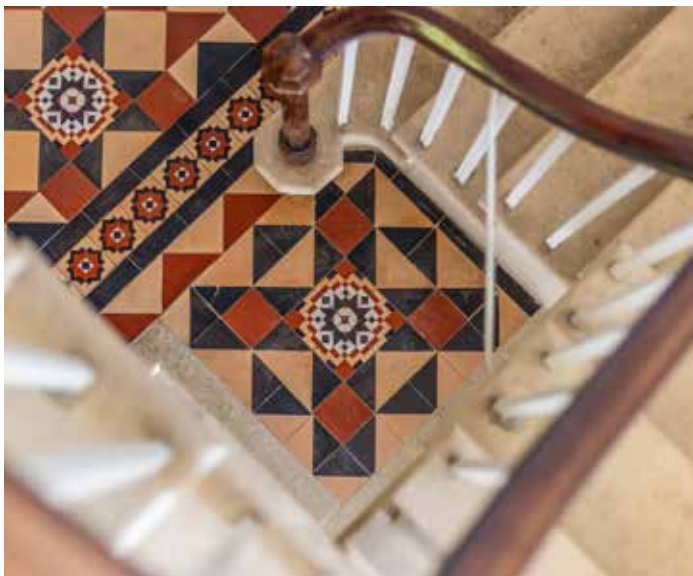
There is also a generous sized drawing room with a large bay window overlooking the garden, and a contemporary ashlar fireplace.

Next, you find an attractive library area which also has the secondary staircase to the upper floors. Large, period sliding doors can be used to effectively cordon off this as a separate wing of the house. A study also provides excellent space to work from home with a range of bookshelves and views over the front garden.

Finally, you find a superb laundry/scullery room which has various period built-in cupboards, pressurised water cylinder and boiler. To the end of the hall there is a back door out to the lean-to at the side of the house.

Back to the main hall, steps lead down to a back door to the garden, and there is a small drinks cupboard and a handy cloakroom with wc. The ashlar cantilevered staircase first takes you to a half landing area which is a great space, currently used as a music room.

On the first floor there are five double bedrooms, two of which are very large and enjoy views over the garden. One is the master bedroom with its own beautiful ensuite shower room and a dressing room. Both bedrooms have very fine period marble fireplaces. Opposite, on the central landing, are two smaller bedrooms, ideal for children. At the end nearest the principal staircase is a very generous family bathroom. At the far end, you reach a large hall with staircase rising to the top floor. A fifth bedroom and a shower room complete the first floor. The secondary staircase takes you up to three further bedrooms, one of which is very large and is currently used as an art studio.





Externally

The gardens and grounds of South Lynn really are very special. They blend together to create a feeling of being in the countryside. The back door from the house leads you out to a fantastic stone terrace with gorgeous quartrefoil stone balustrade with steps down to the main garden. This terrace is a fantastic place to entertain, relax and enjoy the south facing gardens.

The main garden is laid to lawn, flanked by very well-established borders stocked with perennials and herbaceous plants. There is a great selection of mature trees and shrubs in the garden including a large magnolia, an amelanchier and tree peony. At the far end of the garden is a wonderful firepit area with stone benches, ideal for parties. The garden at the bottom L-shapes to a further section which has a fantastic series of vegetable beds. There is a potting shed with light, power and water, and a fine climbing vine to the side of the building. Compost bins to the far end finish off the area.

To the front of the house grand pillars create a fine entrance way to South Lynn and there is a circular gravel driveway around a wonderful Cedar of Lebanon. To one corner a gate leads through to a superb lean-to area, ideal for various works, and there is a gardener's WC. To the far corner of the front garden is the double garage with light and power.

General Information

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

The tenure is Freehold.

Mains services connected.





Approximate Floor Area = 426.2 sq m / 4587 sq ft
 Outbuilding = 50.4 sq m / 542 sq ft (Including Garage)
 Total = 476.6 sq m / 5129 sq ft

