



Midmar Richmond Road Lansdown Bath BA1 5PS



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An exceptional contemporary home providing single storey accommodation in this highly sought-after location

| Entrance hall | Cloakroom | Spacious open plan living room/dining/kitchen | Family room | Utility room | Master suite with bedroom, dressing room and bathroom | 3 further bedrooms (2 en suite) | Walled gardens | Parking | Stone outbuilding |

Situation

Midmar is located on the northern slopes in one of Bath's prime residential locations yet is within easy reach of the city centre with its extensive range of shopping facilities, a number of fine restaurants and wine bars, excellent sporting facilities, the Theatre Royal, several museums and the Thermae Spa. Bath Spa railway station provides a mainline direct service with access to London Paddington (approximately 90 minutes) and the City of Bristol. The M4 (junction 18) is 9 miles to the north providing direct routes to London, South Wales, Bristol and the Midlands via the M5.

Nearby schools include The Royal High, Kingswood and St. Stephen's Primary School. Also within easy reach are The Lansdown Club which provides tennis, squash and croquet facilities, and Lansdown Golf Club.

Description

Midmar was originally built in 2017 with an emphasis on open plan living, high ceilings and a superb sense of light and space. In our experience houses of this quality both in terms of design and finish are scarce in Bath. The elevations are part solid dressed Bath stone, part rendered under a flat roof with sedum system supplied by Environmat. The house has a superb smart system by BrownHen Solutions, one of the leading systems available, further details of which are below.

On entering the house, the front door opens into a spacious, light filled entrance hall with coats cupboard and cloakroom.

The main living accommodation is open plan, providing an impressive living space. The kitchen has been well planned with integrated appliances under Corian worktops. There are three ovens (one microwave) and an integrated Neff coffee machine.

The main family living room has full height bi-folding doors which open fully allowing the garden to be enjoyed on sunny days. There is also a further separate reception room which could provide either a snug or as our clients have favoured, a study.

To the opposite side of the main hall two steps lead to a further hall, off which at the far end is a very well fitted utility room. A cupboard houses the pressurised water cylinder and water softener, and to the far end a further cupboard houses the Vaillant boiler. A door leads out to the side garden and there are more useful cupboards for laundry.

You then come onto the main body of bedroom accommodation. The master bedroom has a beautiful feeling with views over the rear landscaped gardens. It has its own walk-in wardrobe with





bespoke fitted units for all clothing needs, and a well-fitted en suite bathroom with bath and separate marble shower enclosure. Additionally, there are three further double bedrooms, two of which are en suite.

Externally

A wall provides privacy and seclusion with double solid wood gates opening to a resin composite driveway.

The garden is situated mainly to the front of the house and is principally laid to lawn with a well-planned variety of shrubs and trees. The main terrace has been beautifully designed and incorporates a long timber bench and various places to sit and enjoy the lovely outlook of the gardens and St Stephens Church. To the front of the property there is also a stone outbuilding, useful for storing garden implements. The garden also has an irrigation system in place and a comprehensive lighting system.

Smart home installed, integrated, and maintained by multi-award winning home technology company, Brownhen Solutions. Highlights include:-

- Commercial grade Wi-Fi across the house with wired data network throughout.
- Intelligent lighting control from Lutron for key areas of the house and garden with high quality fixtures from Ornluna and Collingwood. Allows configurable, easy to use lighting scenes and simulated occupancy while away from home.
- Automated shades (Silent Gliss curtains and Lutron roller blinds) in lounge and entrance hallway. Allows simple and effective control of natural light and simulated occupancy while away from home.
- Multi-room audio with KEF reference ceiling speakers across five zones including lounge, kitchen, master bedroom and study. Supporting up to 4 simultaneous independent music/radio feeds (including Tidal or Spotify).
- Lounge TV mounted with high quality soundbar (and SkyQ located in remote equipment rack) on motorized articulated bracket allowing TV to be automatically positioned for viewing and tucked against the wall when not in use.
- Video door entry system at gate to allow secure communication and entry via touchscreens within the house or mobile app when away from home.
- Heating control integrated for both underfloor heating zones and radiators which have intelligent TRVs (Thermostatically Controlled Valves) to allow each radiator to be controlled as individual zones.
- Six IP security cameras with recording capability provide visibility of the exterior around the grounds.
- All technology (including 3rd party alarm system and gate control) integrated together using Control4 Home Automation offering configurable, flexible, and intuitive user control via multiple touchscreens, handheld remote or mobile apps for use at home or operation remotely while away.

General Information

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

The tenure is Freehold.

Mains services connected.





Approximate Floor Area = 240 sq m / 2590 sq ft



Ground Floor

