



9 Upper Lansdown Mews, Bath, BA1 5HG

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A delightful Grade I listed three bedroom mews house, immaculately presented and in this highly desirable quiet backwater of Lansdown

| Entrance hall | Spacious sitting room | Inner hall | Kitchen | Utility room/cloakroom | Master bedroom with ensuite shower room | 2 further double bedrooms | Bathroom | Shower room | Delightful gardens |

Situation

Upper Lansdown Mews is a charming lane that runs behind Lansdown Crescent and which is predominantly made up of mews houses, many of which originally served the Crescent properties as coach houses. Whilst the location is wonderfully peaceful, you are still within walking distance of the City Centre.

Bath is a World Heritage Site, renowned for its wonderful Georgian architecture and Roman heritage. There are excellent cultural, recreational and business facilities and an abundance of great schools, both private and state. Transport links are excellent with a main line rail link to London Paddington (approximately 80 minutes), Bristol Temple Meads and the South West.

Junction 18 of the M4 is approximately 10 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 Lansdown Squash and Tennis Club, Lansdown Golf Club and Bath Racecourse.

Description

Entering the house via a gate in an old stone wall, you are transported into a magical little world where the mews house sits.

The front door to the right takes you into an elegant entrance hall which is in the most part glazed. Along the back wall are finely designed and built cupboards, ideal for coats and general storage.

This leads through to a spacious sitting room which has a great sense of the garden wrapping round. More fine joinery work along one wall and a recessed mounted TV completes the picture.

Beyond is an inner hall, off which is a well-fitted utility room, and a downstairs cloakroom. A sliding door in the utility room reveals the Valliant boiler and pressurised water cylinder. In addition, there is Siemens' washing machine and also a dryer.





The kitchen is particularly attractive with a range of modern grey units with Silestone worktops. There is a central Island with breakfast bar and French doors open to a small, private courtyard, ideal for enjoying a morning coffee. Appliances include twin Siemens ovens (one being microwave), a Siemens four-ring induction hob and an integrated fridge freezer.

Upstairs, a stylish part glazed balustrade to the staircase opens to two areas. To your left is the master bedroom with its own ensuite shower room. To the opposite side of the staircase are two further good-sized doubles and two bathrooms, one with bath and the other a shower room.

Externally

The Mews house has a lovely and well-planted garden with a stone paved pathway which leads to a good-sized paved terrace. In the smaller courtyard to the eastern side of the house is an electric car charging point.

General Information

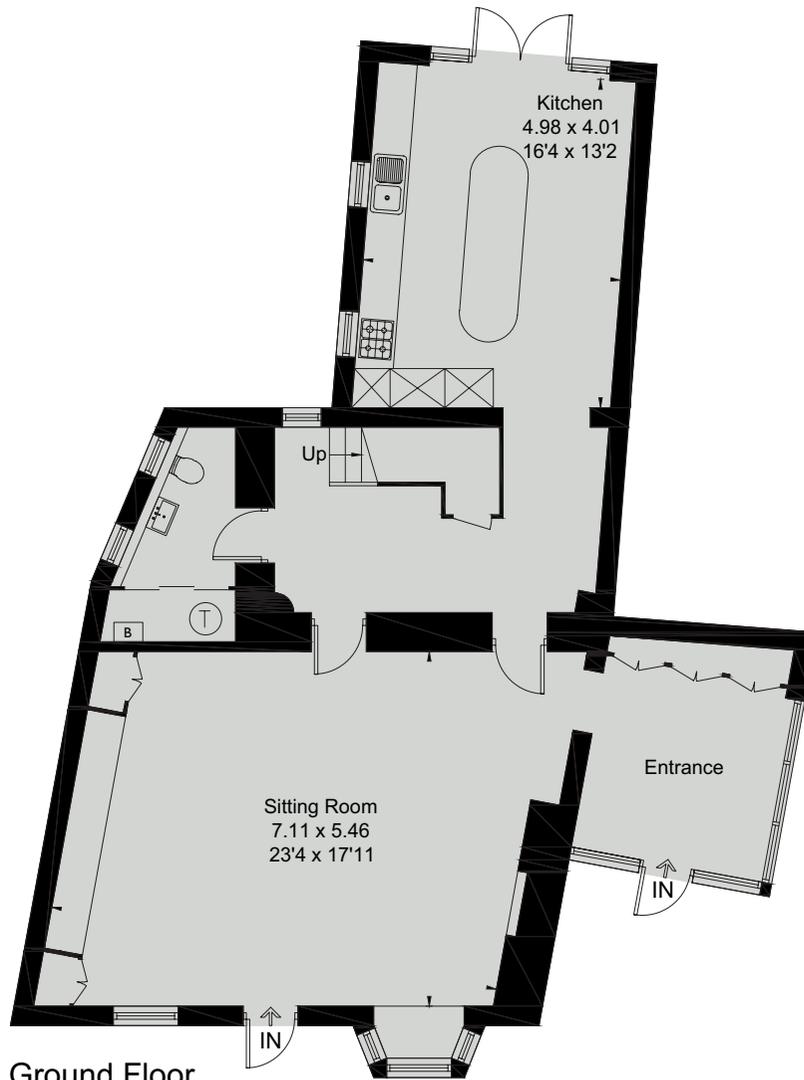
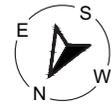
Bath & North East Somerset Council. Council Tax Band F.

Freehold tenure.

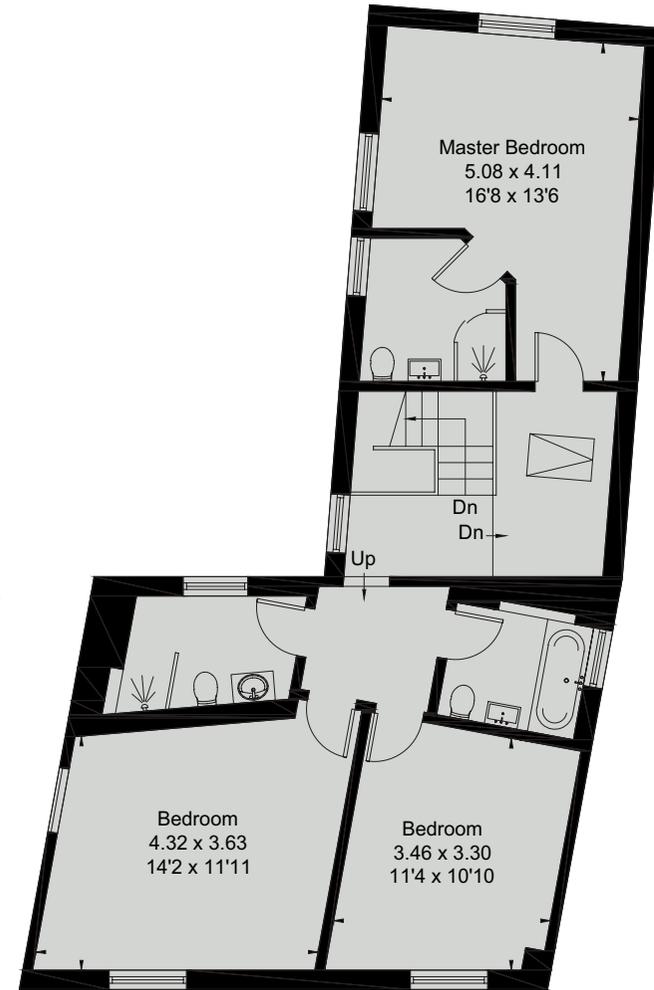
Mains services connected. Electric car charging point.



Approximate Floor Area = 179.3 sq m / 1930 sq ft



Ground Floor



First Floor