



77 Lyncombe Hill, Bath, BA2 4PH

77 Lyncombe Hill, Bath, BA2 4PH

An exquisite end of terrace Grade II Listed Regency house with off-street parking in this highly sought-after residential area

| Entrance hall | Drawing room with fine views | Study/bedroom 3 | Kitchen/dining room | Conservatory | Wet room/shower | Master bedroom | Family bathroom | Guest bedroom 2 with en suite bathroom | Two useful vaults providing both a gym and workshop | Utility area | Garden with superb views | Gravelled driveway, parking for 1 large car, or two small cars |

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 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 via the front door you are immediately struck by the sense of period charm. The decorative Regency front door has raised fielded panelling and a stained-glass fanlight.

To the right is a third bedroom, if required, but our clients utilise it as a study. There is a fireplace with gas fire inset, and built-in cupboards and bookshelves to either side. The sash window has fine shutters.

To the rear of the house is a beautiful drawing room which enjoys fantastic views. Again, period detail is of a very fine quality with cornicing and frieze below. The marble corbel fireplace has cupboards to either side.

On the first floor you find a superb master bedroom with three sets of fine quality built-in cupboards and naturally the views get even better. Also on this floor is a well-fitted bathroom with roll top bath, wet room style shower and double basin vanity unit.







On the top floor is a further bedroom with its own ensuite.
Down to the garden level, the hallway leads to an excellent wet room/shower which combines as a cloakroom.

The open plan kitchen/dining room really feels special with herringbone design timber floors. To the rear of the room is a hand-built kitchen with block timber worktops. There is a black electric Aga and two induction hobs. Other appliances include an American style fridge and Miele integrated dishwasher. The dining area has a fireplace housing a Jetmaster fire, ideal for cosy evenings. This leads through to a wonderful conservatory.

To the front of the house there are two main vaults and a connecting space which provides a built-in utility area with plumbing for a washing machine. The left vault provides a very handy workshop and the right-hand vault is currently used as a gym.

Externally

The house is approached through a pretty ironwork gate leading to a flagstone terrace area with path to the front door.

The rear garden is well-designed and reasonably low maintenance. The main stone terraces are flanked by some attractive planting and to the right-hand side there is a mature acer and a lovely water feature. As you go down the garden you find an arch which is cloaked with a Wisteria. At the bottom of the garden is a gravelled seating area which makes a fine place to enjoy the last of the westerly sunshine. To the side of the house there is a gravelled driveway, parking for 1 large car, or two small cars.

General Information

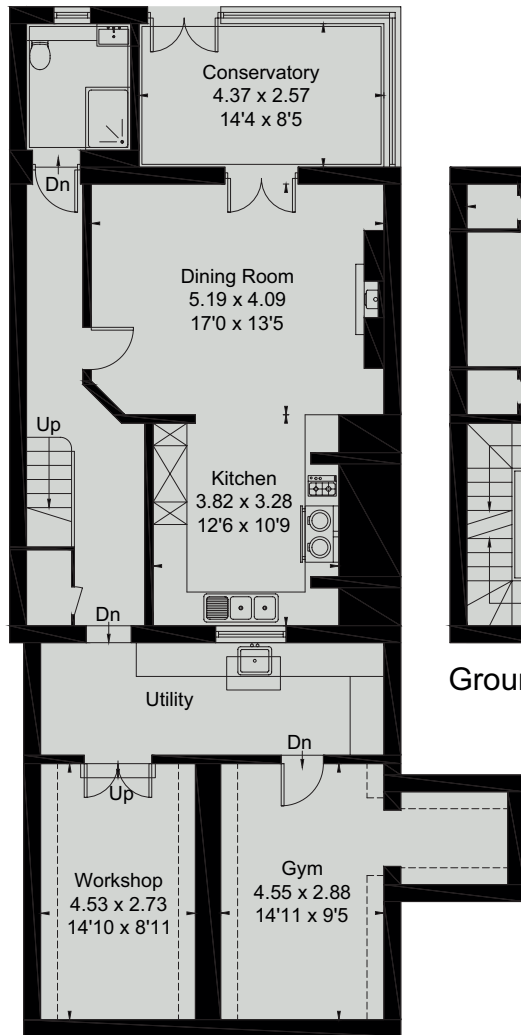
Bath & North East Somerset Council. Council Tax Band G.

Freehold tenure.

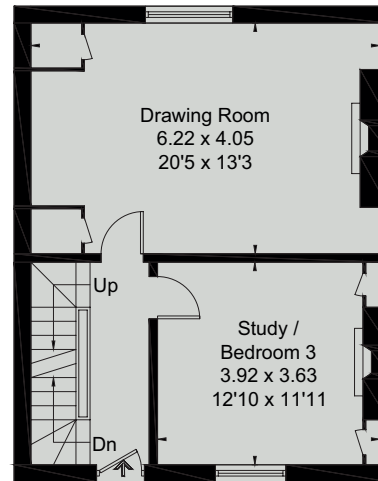
Mains services connected.



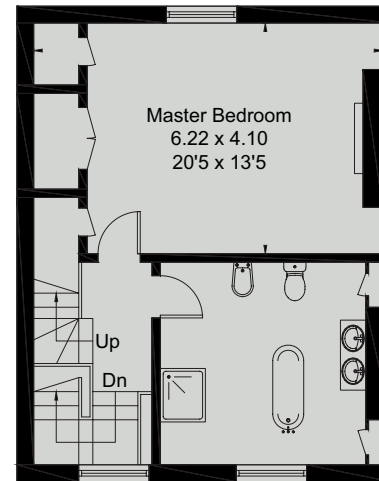
Approximate Floor Area = 245.0 sq m / 2637 sq ft



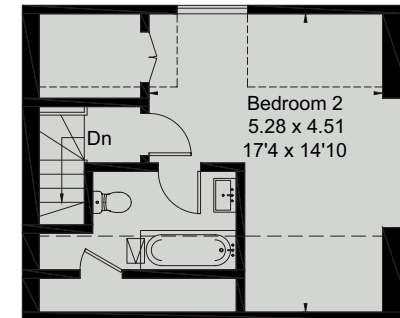
Lower Ground Floor



Ground Floor



First Floor



Second Floor

= Reduced head height below 1.5m

