



42 Lyncombe Hill, Bath, BA2 4PH

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A delightful Regency Grade II listed mid-terrace house requiring modernisation in this highly sought-after location

| Entrance hall | Drawing room | Withdrawing room | Kitchen/dining room | Utility room | Master Bedroom | 3 further bedrooms | Cloakroom | Family bathroom | Established gardens | Double-parking bay | Fine views |

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

No. 42 has a good range of period features which include original cornicing, shutters, stripped timber floors in some rooms and marble corbel fireplace in the sitting room. The property has been much-loved over many years but is now ready for complete modernisation. Amongst other things, this is likely to require renewing the roof.

Entering the house via the front door, you are welcomed into a charming entrance hall leading through to a double reception room that provides a withdrawing room and drawing room separated by classic wedding doors. There are large sash windows with shutters and the view over the gardens and beyond is enhanced by the window being almost at floor level.





Downstairs you find a spacious kitchen/dining room with French doors to the garden, and a utility room. This provides a WC, butler's sink and the boiler. A rear door leads out to two unconverted vaults.

The beautiful stone staircase (painted) leads to the first floor where you will find the master bedroom at the rear facing the most wonderful views across Widcombe, and a family bathroom. To the front of the house is a further double bedroom, and a cloakroom.

The top floor currently provides two bedrooms. However, it might be that a purchaser may wish to have a second bathroom, subject to Listed Building Consent being granted.

Externally

A small lane runs up to the houses in this terrace and Number 42 has the very useful element of a double-parking bay.

Steps lead up to a delightful extra lawned garden with some fine plants and a Wisteria. There is a small shed in one corner.

The rear gardens are mainly laid to lawn and flanked with well-stocked herbaceous borders. At the far end there is a rather lovely Yew Tree, and pedestrian access allows you to drop down onto Lyncombe Hill.

General Information

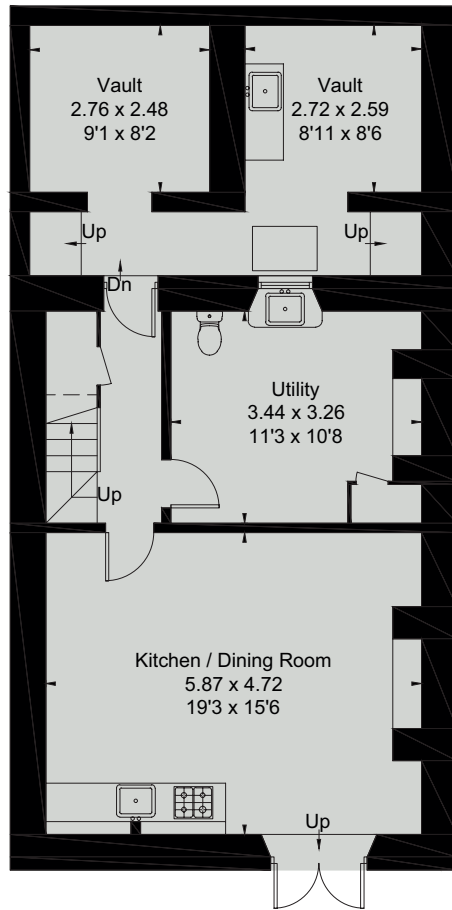
Bath & North East Somerset Council. Council Tax Band G.

Freehold tenure.

Mains services connected.

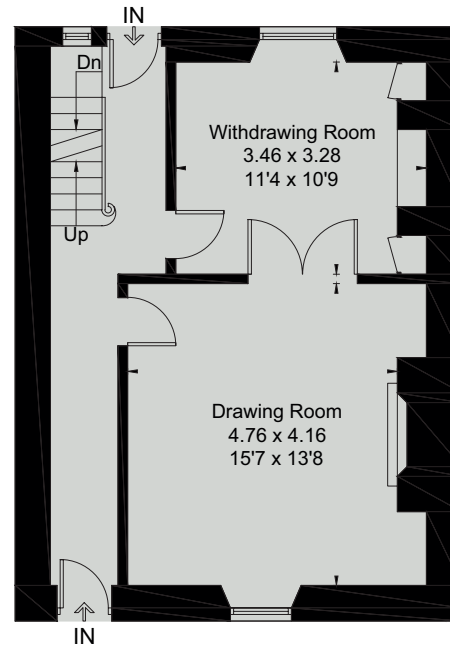


Approximate Floor Area = 207 sq m / 2228 sq ft

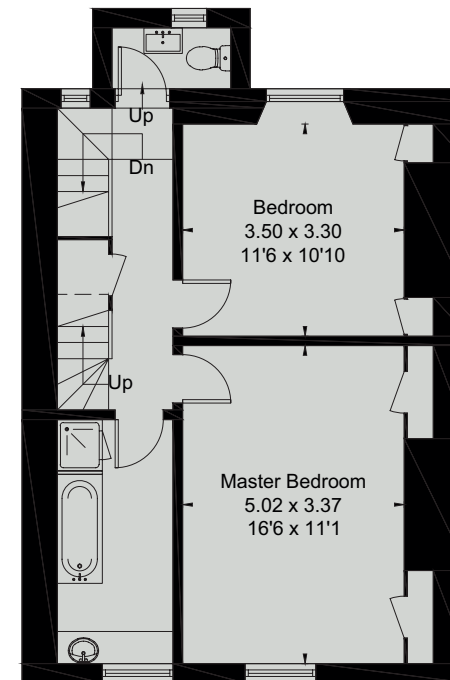


Lower Ground Floor

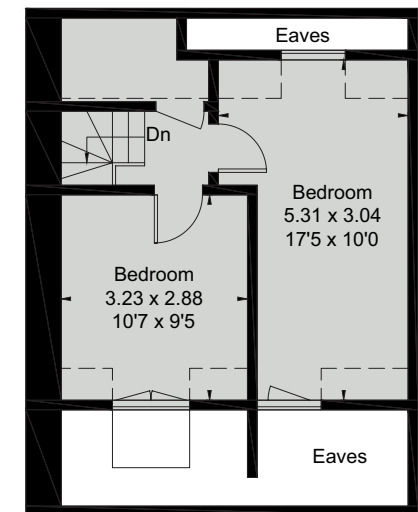
[] = Reduced head height below 1.5m



Ground Floor



First Floor



Second Floor

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