



Rosedale, Lyncombe Vale Road, Bath, BA2 4LP

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An exquisite, architect-designed contemporary house and garden, skilfully planned to make the very most of the fantastic views and providing lateral accommodation in this highly sought-after location

| Entrance hall | Living room enjoying wonderful views | Kitchen | Master bedroom with ensuite bathroom | 2 further double bedrooms (1 en suite) | Shower/cloakroom | Decking with outside kitchen | Superbly designed garden with terracing and level lawned area | Greenhouse | Workshop/garden room | Log store | Parking for 2 |

Situation

Lyncombe Vale Road is located on the southern slopes of the city within 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. This sought-after area provides a semi-rural feel close to open countryside but is still only a walk away from the village atmosphere of nearby Widcombe with its cafés, convenience store and popular pubs. The two tunnels cycle path towards Midford and Wellow is accessed from the end of the road.

The amenities of the city centre 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

This beautiful, individual contemporary home provides the very best of environmental design credentials, built to a high level of insulation, with underfloor heating and triple glazing throughout.

To the opposite side of the house is a fine master bedroom with superb ensuite bathroom which has both a recessed bath and separate glazed shower cubicle. The bedroom also has a long line of built-in wardrobes.

A contemporary staircase leads down to the wonderful garden level which is filled with light and enjoys superb views across Lyncombe Vale. The central living space is effectively a 20 ft. square open plan room which provides excellent living space and also has room to dine. A central chimney breast houses both a Contura wood burner and a cleverly designed unit to house a TV. At the rear of the room there are some beautifully designed bookshelves with cupboards below and space for a desk. The main aspect and view are simply superb with bifold doors giving access to the terrace and gardens beyond.

To the far end of the sitting room is a well-fitted and stylish white kitchen with stainless steel handles. Appliances include Neff induction hob with extractor above, Siemens fridge and freezer, Neff oven and grill, Siemens washer and separate dryer. To the rear of the kitchen a door leads onto the decked terrace, and there is a further door to the front giving access to the driveway.







At the opposite end of the sitting room is a third bedroom with its own ensuite shower room. This room has French doors out to the garden.

Externally

To the front of Rosedale there is a block paved driveway sufficient to park two cars. Steps from here lead down to the lower level door to the kitchen.

The rear decked terrace of the house links on one side to an outside kitchen, ideal for summer entertaining. On the other side is a fine ornamental pool which creates an attractive reflective quality both inside and outside the house. The views from this upper level are breathtaking. Steps lead down to a terraced area, perfect for alfresco dining.

Tiered wooden steps run down the garden accessing a number of timber raised beds either side of the central pathway. These would be great for growing both vegetables and flowers. There is also a cleverly conceived water storage system made up of several water butts.

At the bottom of the garden there is lawned area with a cleverly conceived bridge leading over a garden pond. Beyond you find a greenhouse and workshop/garden room with power and light, together with a large log store running along the bottom boundary. The garden is planted with a number of attractive trees including ash, sycamore and various fruit trees including fig and apple.

General Information

Bath & North East Somerset Council. Council Tax Band E. Freehold tenure.

Mains services connected.

EPC Rating A.

Underfloor heating and triple glazing throughout.

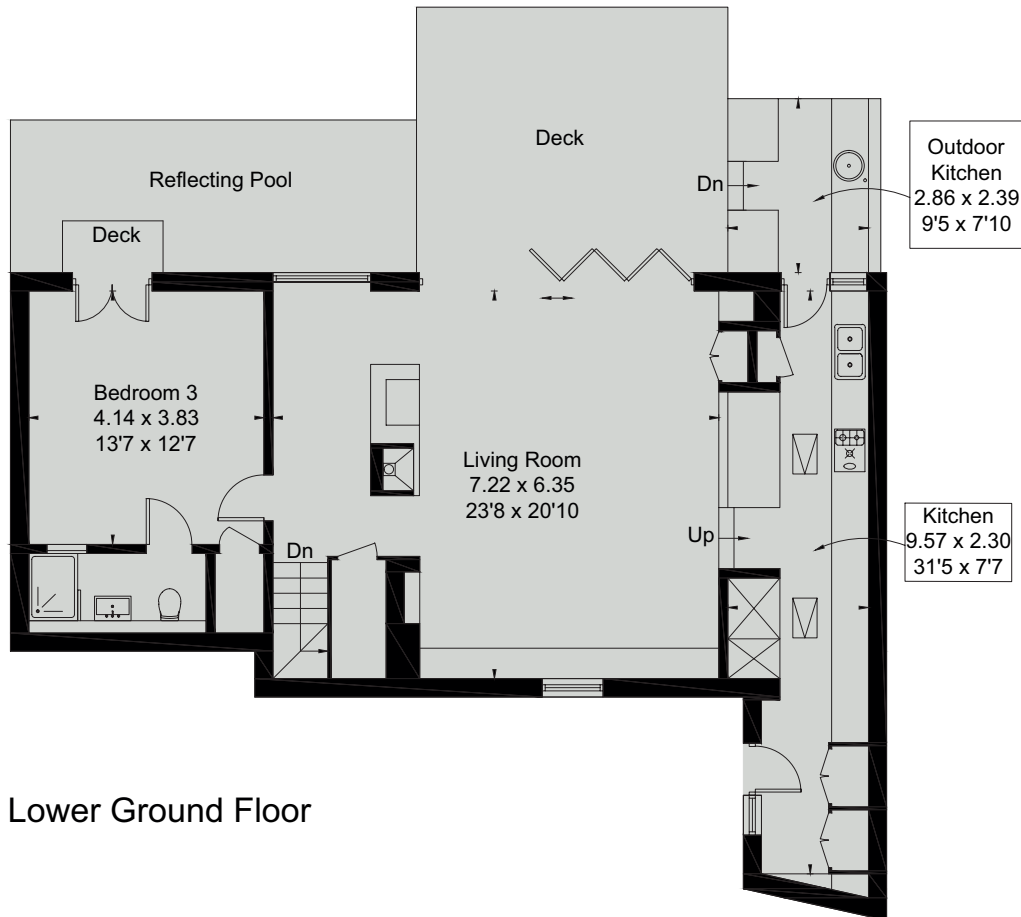
2.8 kW solar photovoltaic tiles integrated in roof, providing electricity.

6 solar thermal panels integrated into roof, providing hot water.

MVHR (heat recovery ventilation system).

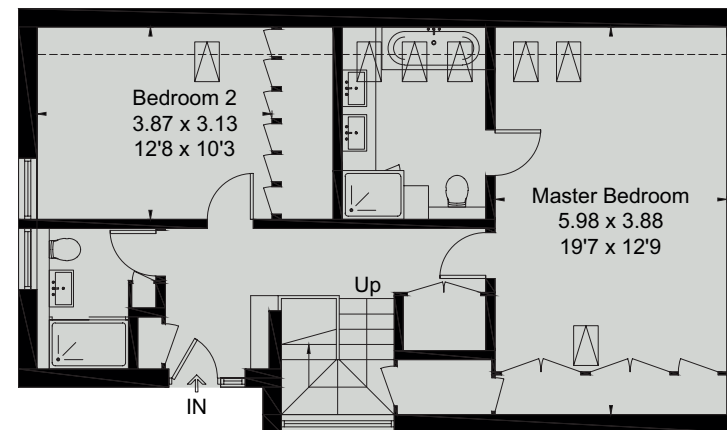


Approximate Floor Area = 160.2 sq m / 1724 sq ft
 Outbuilding = 16.7 sq m / 180 sq ft
 Total = 176.9 sq m / 1904 sq ft

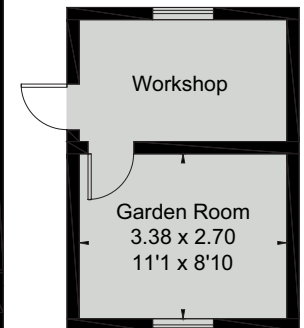


Lower Ground Floor

[] = Reduced head height below 1.5m



Upper Ground Floor



(Not Shown In Actual Location / Orientation)

