

Somerset Lane, Lansdown, Bath BA1 5SW

**For Sale** - £1,350,000





**A detached house in harmony with its sizeable and very attractive surrounding gardens** which provide an oasis of calm and privacy in this most sought-after of locations. There is a hint of Gothic Revival in its style and beautiful arched window frames, although it dates from 1960 with later extensions on both sides. The current owners have lived here happily for many years and this is now an opportune time for a new owner to move into this wonderful home.





### Property features

Gas central heating | Kitchen with oak floor, Corian worktops, Neff ceramic hob and oven, stainless steel extractor hood, built-in microwave, fridge and freezer | Detached Garage | Replacement wooden-framed and double-glazed windows | Potting Shed | Summerhouse (3.79m x 1.79m) | Laundry Outhouse (3.26m x 2.69m) and Tool Store (2.29m x 91cm)

### Plans for further extension

A Pre (planning) Application was made in 2018 to build a two-storey extension to the side of the house. This application and supporting drawings are available to view on request. Bath & North East Somerset Council stated that 'The site is located withing the built-up area of Bath where the principle of development is accepted'.

### Size

179 sq. m. (1926 sq. ft.) approx.

### Tenure

Freehold

### Council Tax

Band F: £2,548.92 - 2020/2021



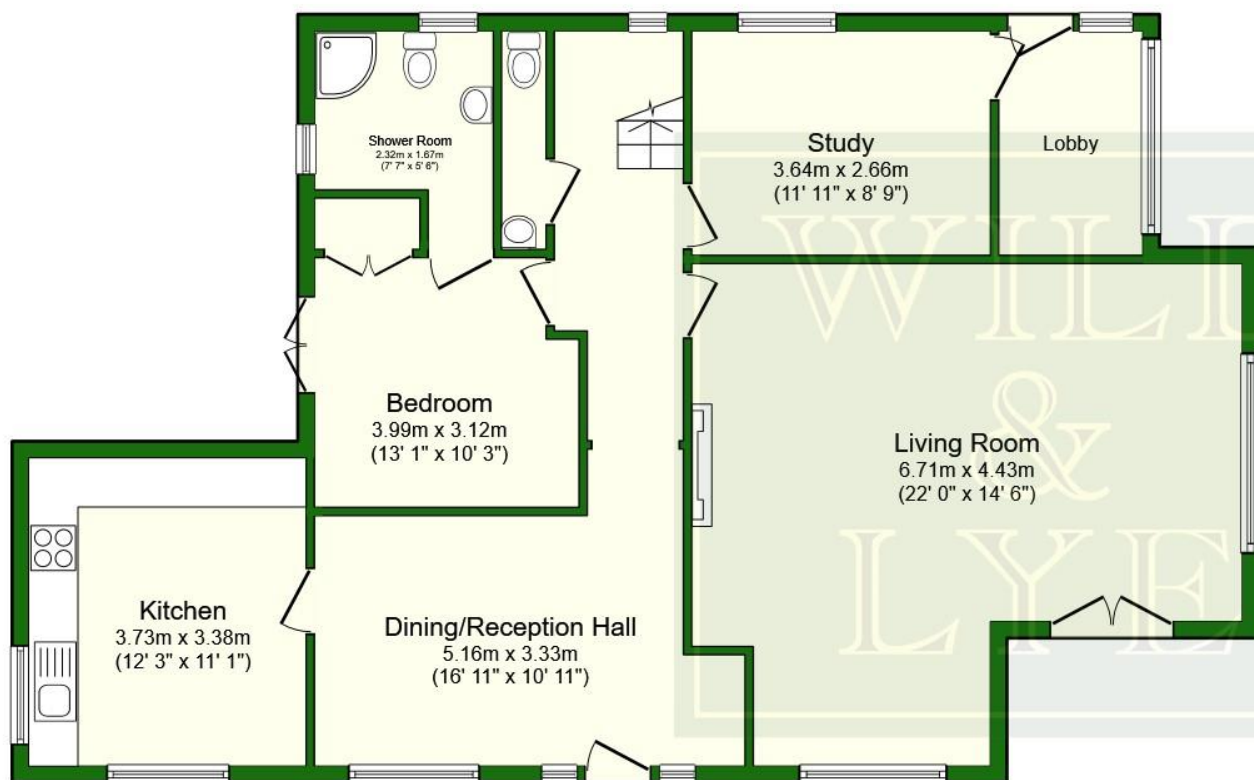
### Arrange a viewing

01225 443322

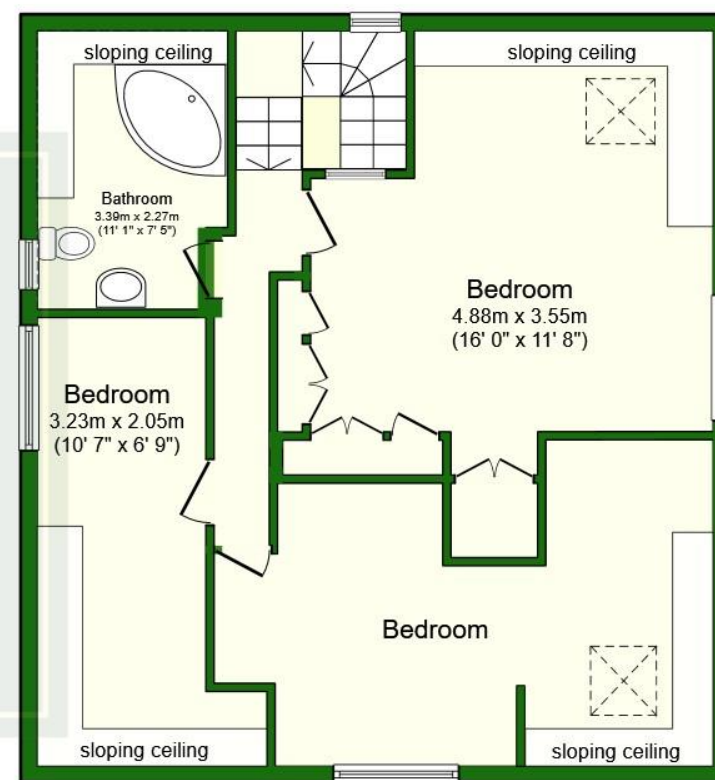
[www.wildandlye.com](http://www.wildandlye.com)

**Important Notice** 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Wild & Lye in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Wild & Lye nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

Awaiting EPC



**Ground Floor**



**First Floor**





Reception Hall/Dining



Bedroom One

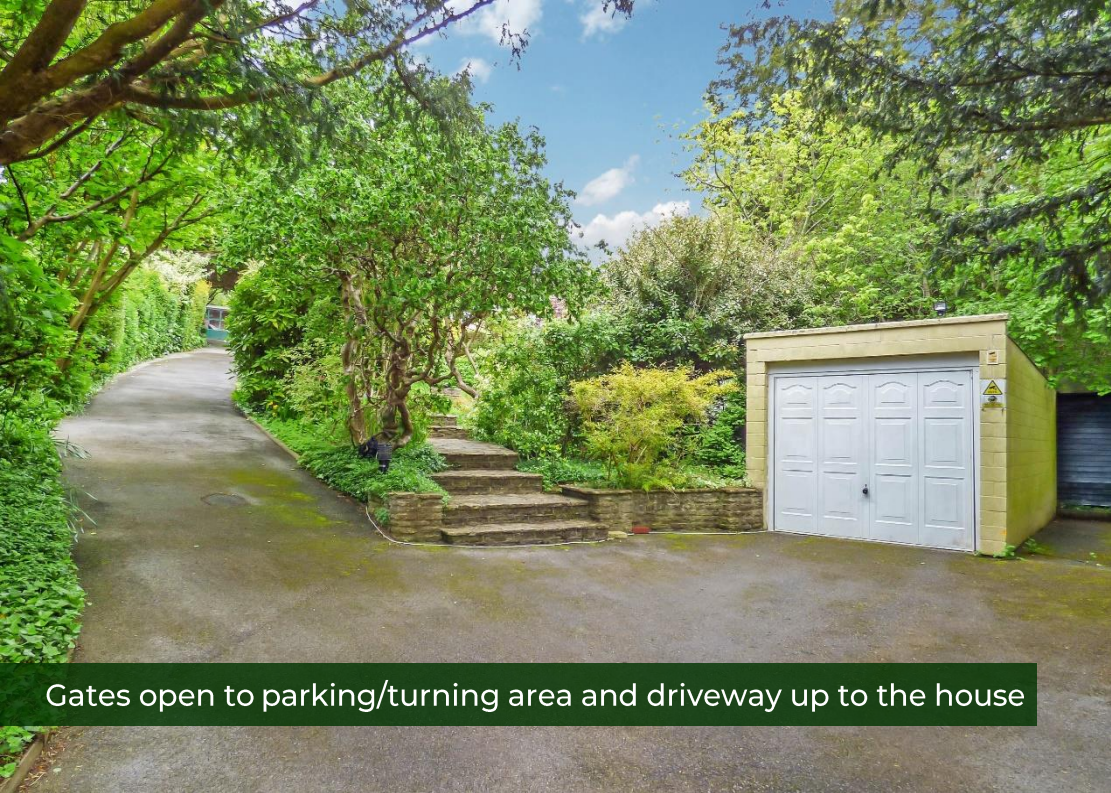


Bedroom Two



En-suite Shower Room





Gates open to parking/turning area and driveway up to the house



Sunny terrace



View from the first floor front bedroom





# Selling your home?

Choose an estate agent that  
advertises on the best websites  
and offers FREE furniture  
removal for sellers!

rightmove 

Zoopla

 PrimeLocation.com

It's time to talk to Wild & Lye

**01225 443322**

[property@wildandlye.com](mailto:property@wildandlye.com)

28-29 Bathwick Street, Bath BA2 6NZ

