

Bath, Somerset.
LANSDOWN PLACE WEST.



PREFACE.

Accommodation:

Drawing room | Kitchen | Library/Sitting/Dining room | Principal bedroom with adjoining bathroom | Further bedroom with bathroom

Outside:

Shed | Storage | Balcony | Large garden

For sale Leasehold:

999 years from 29 September 1960 (934 years remaining)

Approximate Total Floor Area: 166 sq m / 1,797 sq ft



WHY WE LOVE LANSDOWN PLACE WEST.

‘Oh! Who Can Ever Be Tired of Bath?’

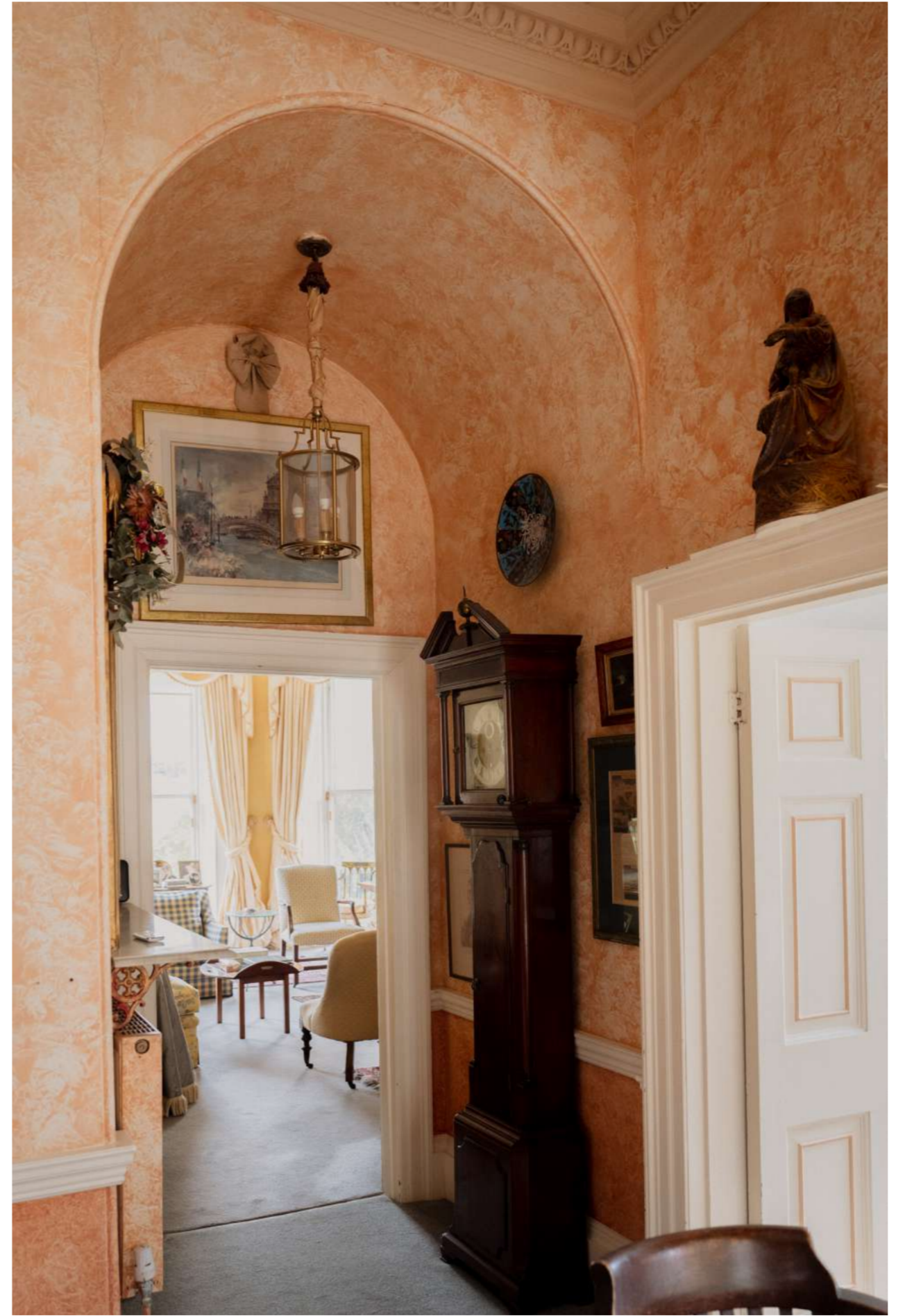
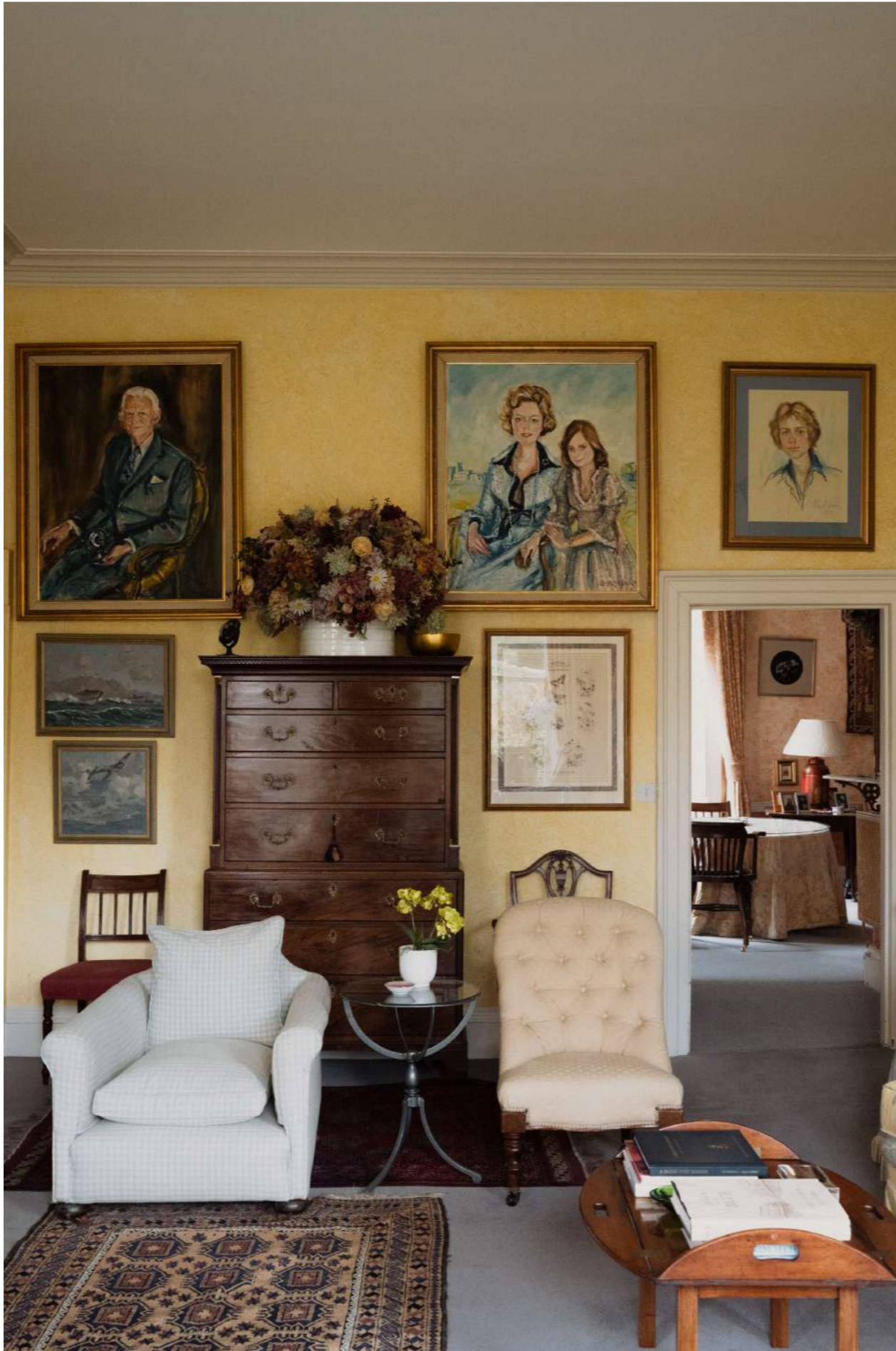
— Jane Austen Persuasion 1817

This raised Ground Floor apartment at 9 Lansdown Place West is remarkable for its graceful elegance. The beautiful period rooms boast high ceilings and many original features. Most unusually there is a large 140 ft garden with direct access from the flat along with separate access to the street.

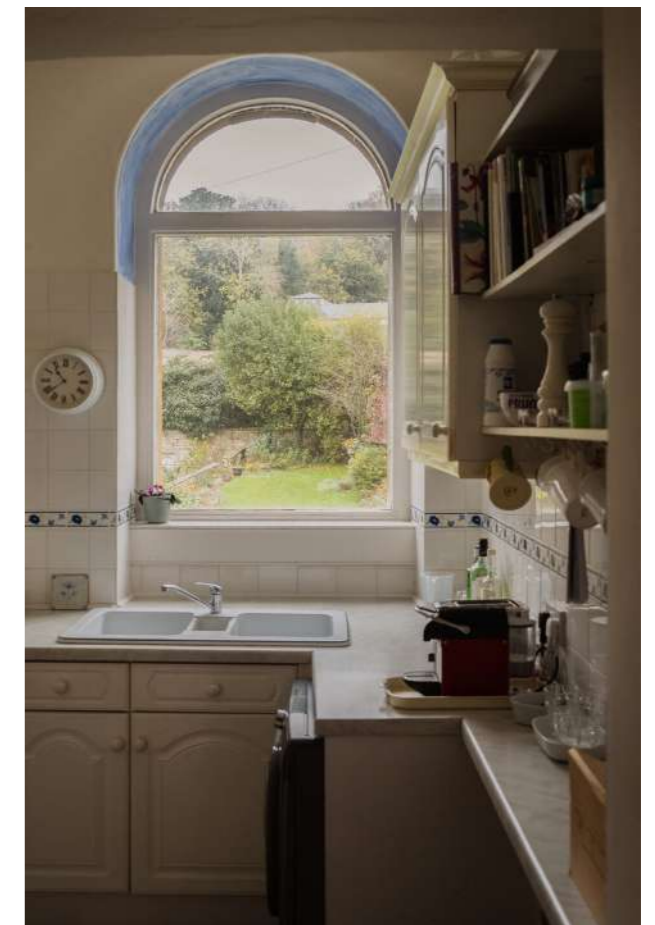
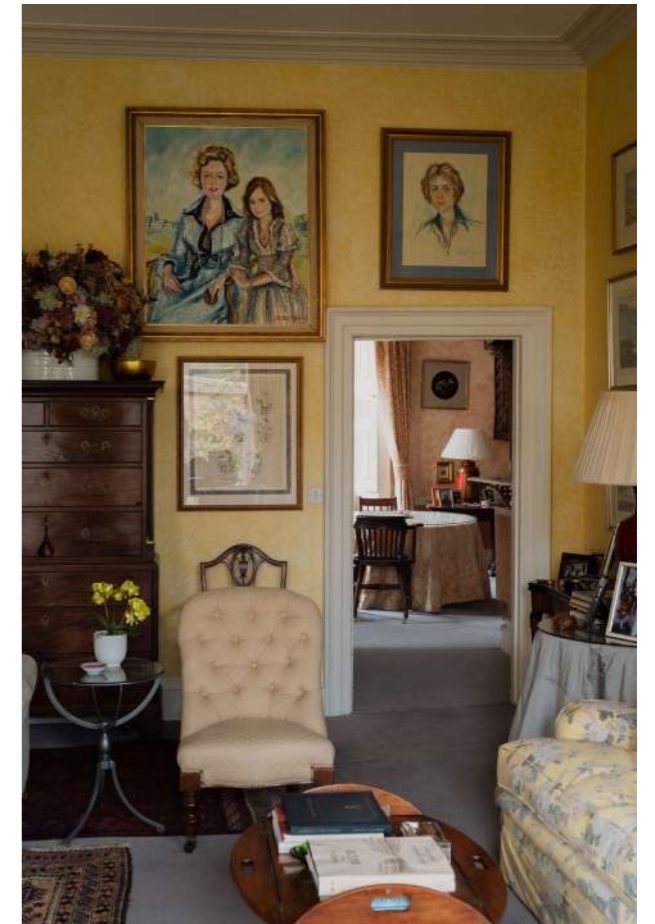
A TOUR OF THE APARTMENT

The raised ground floor apartment occupies a prominent position with views to the front side and rear of the building. The front door there opens onto a small vestibule and then leads either directly to the principal bedroom to the left or straight on to a library/sitting/dining room. The overriding characteristics of this flat are high ceilings, large windows, period detailing and scale.

The small but well-planned kitchen overlooks the garden. Past the library, through a stunning curved arch is the drawing room which has large bay windows that give access to a large balcony which enjoys the afternoon and evening sun across to Somerset Place, another of the stunning crescents for which Bath is so renowned. To the rear of the flat is a second Bedroom with an ensuite bathroom, Balcony.









‘I am not fond of the idea of my shrubberies being always approachable; and I should recommend Miss Elliot to be on her guard with respect to her flower garden.’

— Jane Austen

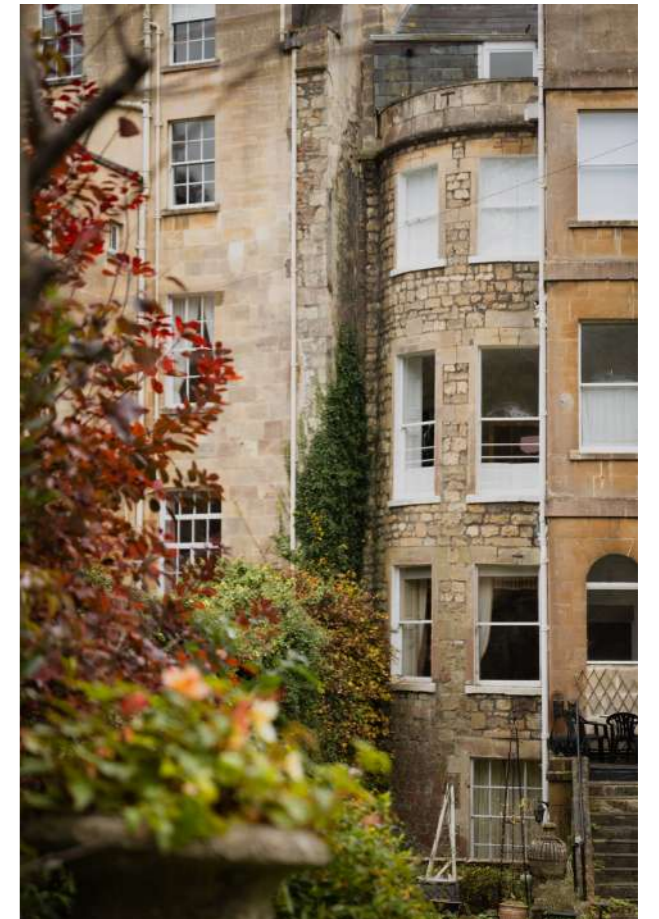
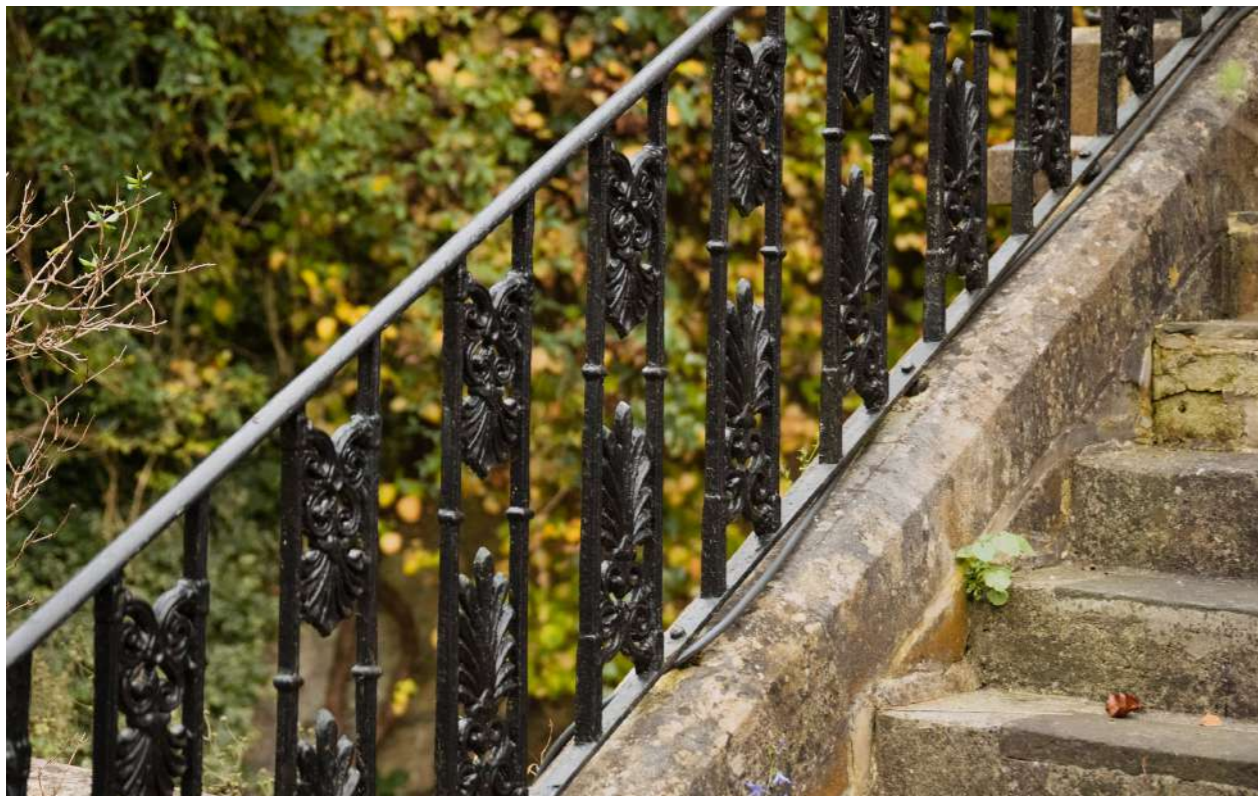
Reader, Blue Book assures you the shrubberies here are always approachable.

A small lobby just before this bedroom reveals a back door leading onto a high terrace with old oolitic stone steps descending into the Garden.

This private haven is the most wonderful surprise and extends over 140 ft with two high walls to give both

privacy and a backdrop to beautiful climbing roses.

The garden would be the ideal place to host a summer garden party as it has access to the street saving everyone the need to go through the flat and also very useful for a gardener to come and go as well as taking out the garden waste without having to trail it through.







CHAPTERS PAST.

Lansdown Place West is situated at the end of the historic Lansdown Crescent designed by John Palmer who was the Bath city architect in 1792 (This property was built between the years 1792-95). John Palmer was famous for designing significant buildings such as the Kensington Chapel and the church of St Swithin along with other stunning buildings in the City of Bath.

Amongst the many neighbours was William Beckford an author and politician, his father was the Lord mayor of London. William Beckford was an avid musician and was briefly trained by Wolfgang Amadeus Mozart. William Beckford died in Lansdown Crescent in just ten away from this very property.

One sad loss during the Second World War was the destruction of All Saints Chapel in 1942 in one of the so called 'Baedeker Raids.' Positioned

in the park just below Lansdown Crescent, sheep can sometimes now be found grazing in the field where the church once stood.

No 9 was built at the same time as Lansdown Place East on behalf of the coachmaker Charles Spackman, himself a renowned collector. Charles Spackman has a further significance in that he was also a benefactor to Thomas Barker who later became known as the Barker of Bath. A prolific and wildly popular 18th century artist who enjoyed painting rural life and spent three years in Italy, courtesy of Mr Spackman. Six of Barker's paintings hang in London's Tate Gallery, including one of his best known The Woodman and his dog in a storm which was presented to the National Gallery in 1868. Thomas Barker died in a house on Cavendish Crescent in Bath which is a neighbour to Lansdown Place West.

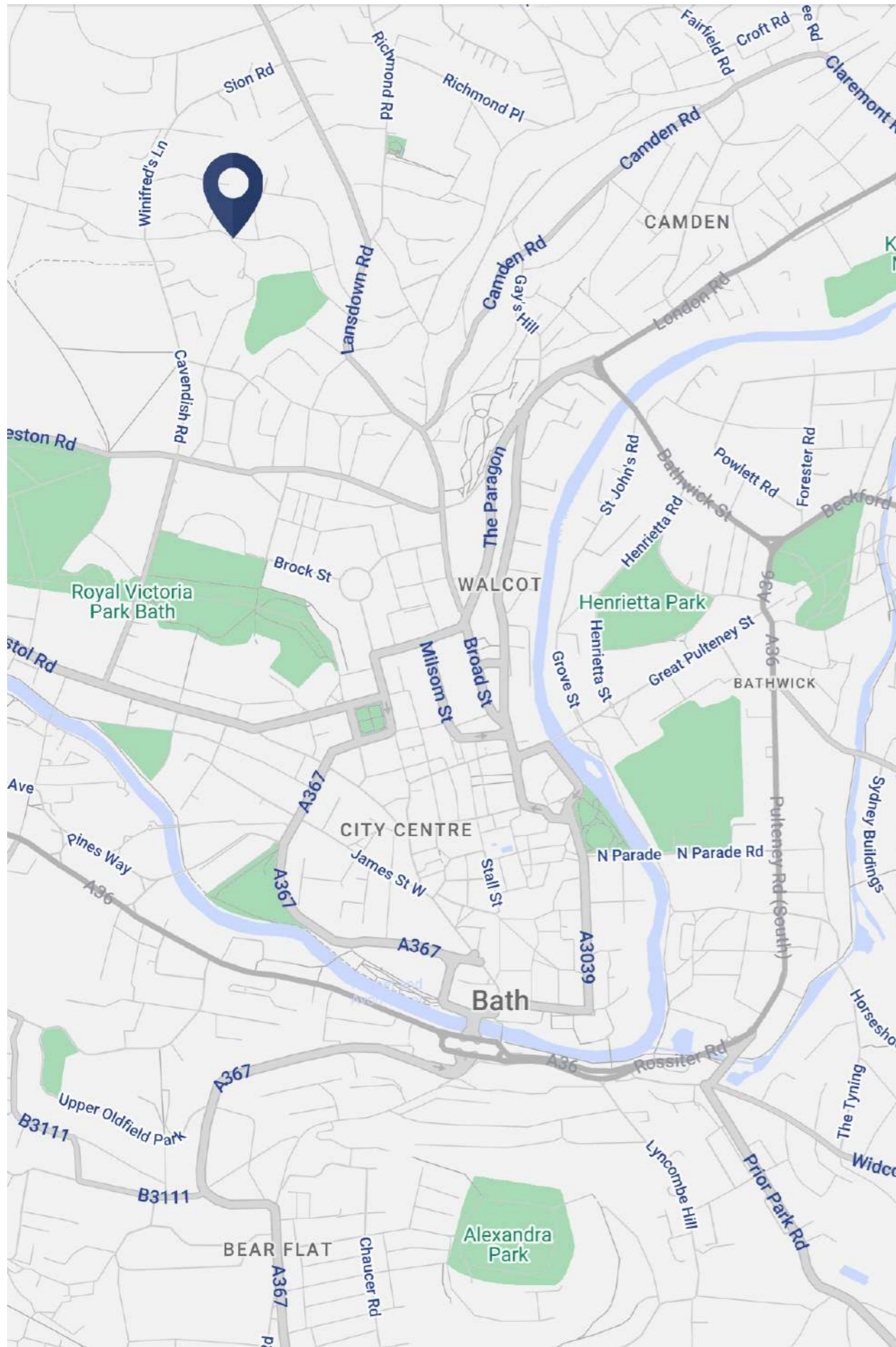
'There are 33 UNESCO Heritage sites in the UK and only 1,223 in the world. Bath became a World heritage site in 1987 in recognition of its unique Roman and Georgian architecture.'

OUT AND ABOUT.

This beautiful flat is in the perfect location close to the centre of the city and yet peaceful enough to enjoy a great night's sleep. The cultural life of Bath is rich and varied. An increasing number of excellent restaurants and bars along with some traditional pubs make for very easy living. The Theatre Royal and Ustinov Studio feature regular pre-West End and original productions along with a concert programme at Bath Abbey. The MozartFest and with literary

events ensure constant stimulation to rival any city. One of our favourite museums is the Holbourn, and now better known as Bridgerton House to all those many younger fans out there.

Bath Rugby and Racecourse are within easy reach as are walks along the Avon and Kennet canal. The surrounding countryside is always appreciated by visitors and residents alike.



TRANSPORT

Bath is well connected being 11 miles to Jct 18 M4 and the railway station is within walking distance with trains every 30 mins to London (86 mins) and Bristol (11 mins).

Bristol Airport with direct domestic and international flights to Europe, North Africa and Turkey.

FANTASTIC SCHOOLS

Bath is well known for its excellent school and university life and there are many schools for all age groups including the Royal High School, King Edwards and Kingswood. Bath University brings many residents to the city.

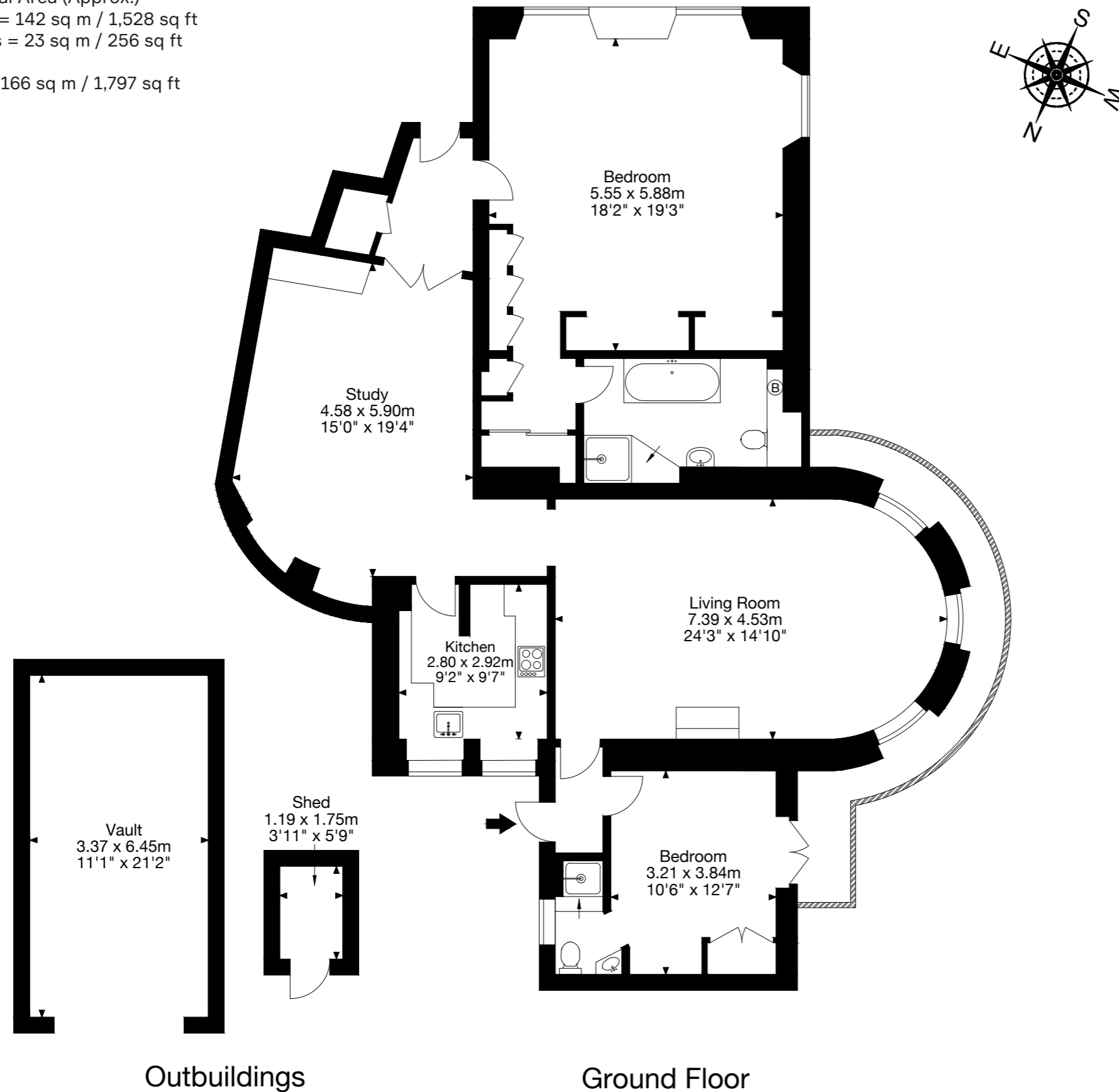
Ground Floor Flat, 9 Lansdown Place West, Bath BA1 5EZ

Gross Internal Area (Approx.)

Main House = 142 sq m / 1,528 sq ft

Outbuildings = 23 sq m / 256 sq ft

Total Area = 166 sq m / 1,797 sq ft



Services: Mains water and drainage. Gas fired heating.

Fixture and Fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments are specifically excluded but may be available by separate negotiation.

Tenure: Leasehold. 999 years from 29 September 1960 (934 years remaining)

Service Charge: Approximately £1500 per annum

Local Authorities: Bath And North East Somerset. Tel: 01225 39 40 41

EPC Rating: D

Council Tax: Band F

Postcode: BA1 5EZ

What3Words: ///agrees.fetch.worked

Viewings: All viewings must be made strictly by appointment only through Blue Book.



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