

Tasman House

32 Van Diemens Lane, Bath



A detached, four-bedroom family home with drive, garage, garden and home office, in the heart of Lansdown.



Summary of accommodation

Main House

Ground floor: Porch | Entrance Hall | Study/Playroom | TV Room/Snug | Kitchen/Dining/Living Room | Utility | WC

First floor: Reading Nook | Two Bedroom Suites | Two Bedrooms | Bathroom

Outside

Drive | Garage | Garden | Garden Office



Situation

(Distances and times are approximate)

Van Diemens Lane is located on the central slopes of Lansdown, one of the most sought after locations in Bath.



The city centre is just half a mile, offering easy access to all Bath's shops, restaurants, bars and entertainment facilities, as well as its wide range of cultural attractions.



A number of good state and independent schools are within easy reach, including Kingswood and The Royal High School, which are also located on Lansdown.



There is a huge range of sporting opportunities in and around Bath including golf, cricket, horse racing and rugby.



Tasman House

Built in 1970s/80s and totally refurbished in the past few years, Tasman House is both stylish and practical - it's a great family home. Inside, through the entrance porch into the hallway, the mid-century and modern mix of interior styles is immediate - the best of both worlds applied in quality materials, fixtures and fittings. A Crittal-style door opens to a study with dual-aspect windows to the front of the house, and a WC is tucked away through a cloakroom area with more storage under the staircase. There's a snug/TV room too - with perfect proportions for an L-shaped sofa and generous screen. A wall of glass bricks separates the hall from the open-plan kitchen/dining/living spaces which occupy the rest of the ground floor. Chevron Oak flooring fills the expansive accommodation and glazed sliding doors span the width of the house, opening to a decked terrace and the wrap-around garden.

A breakfast bar and kitchen units divide the living and kitchen spaces; it's a minimal design with concrete-look worktops, steel splash backs and sinks, discreet storage and clever lighting for day and night. There's space for an American-style fridge/freezer, an induction hob with built-in extractor, a drinks area with additional sink (with Quooker tap) and a large larder. The utility room is at one end of the kitchen and the side/front garden is accessed here. At the other end of the kitchen, a dining table takes centre space in a contemporary extension featuring a large skylight, built-in window seat and glazed doors to the garden; the view from each of the four aspects is of greenery and skies.

Original 1970s bannisters on the staircase to the first floor are complemented by contemporary tongue-and-groove wall cladding and Missoni-carpeting up to the open landing with a reading nook. There are four bedrooms, two with ensembles and built-in wardrobes and shelving, and a family bathroom. Each of the bathrooms has exceptional detailing, fixtures and fittings. It should be noted that the property has been fully renovated & extended throughout. There is space in the loft for storage, which can be accessed via a pull-down ladder.



Gardens and Grounds

At the front, a resin-bound driveway has space for several cars and turning. There's an electric charging point, a double garage, a raised gravel area and mature hedging that encloses the garden along its boundary on all sides. The rear garden is mostly lawn and hedging; the surrounding trees borrowed from neighbouring gardens. Composite, maintenance-free decking runs the width of the house, linking the inside and outside spaces, as well as the garden office that sits in one corner of the plot. It's a timber-clad, air-conditioned room with glazing on two sides and a built-in floating desk.

Property Information

Tenure: We are advised that the property is Freehold.

Services: We are advised that mains water, electricity, gas and drainage are connected to the property.

Local Authority: Bath and North East Somerset - 01225 477000

Council Tax: Band G

EPC: D

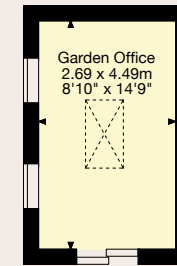
Directions (BA1 5TW): From Queen Square proceed up Gay Street and follow the road around to George Street. At the junction turn left into Lansdown Road. Follow this road up past Camden Crescent and continue, keeping left as the road divides. Van Diemen's Lane is on the right hand side, just past Kingswood School on the left. Tasman Lodge is on the right hand side.

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

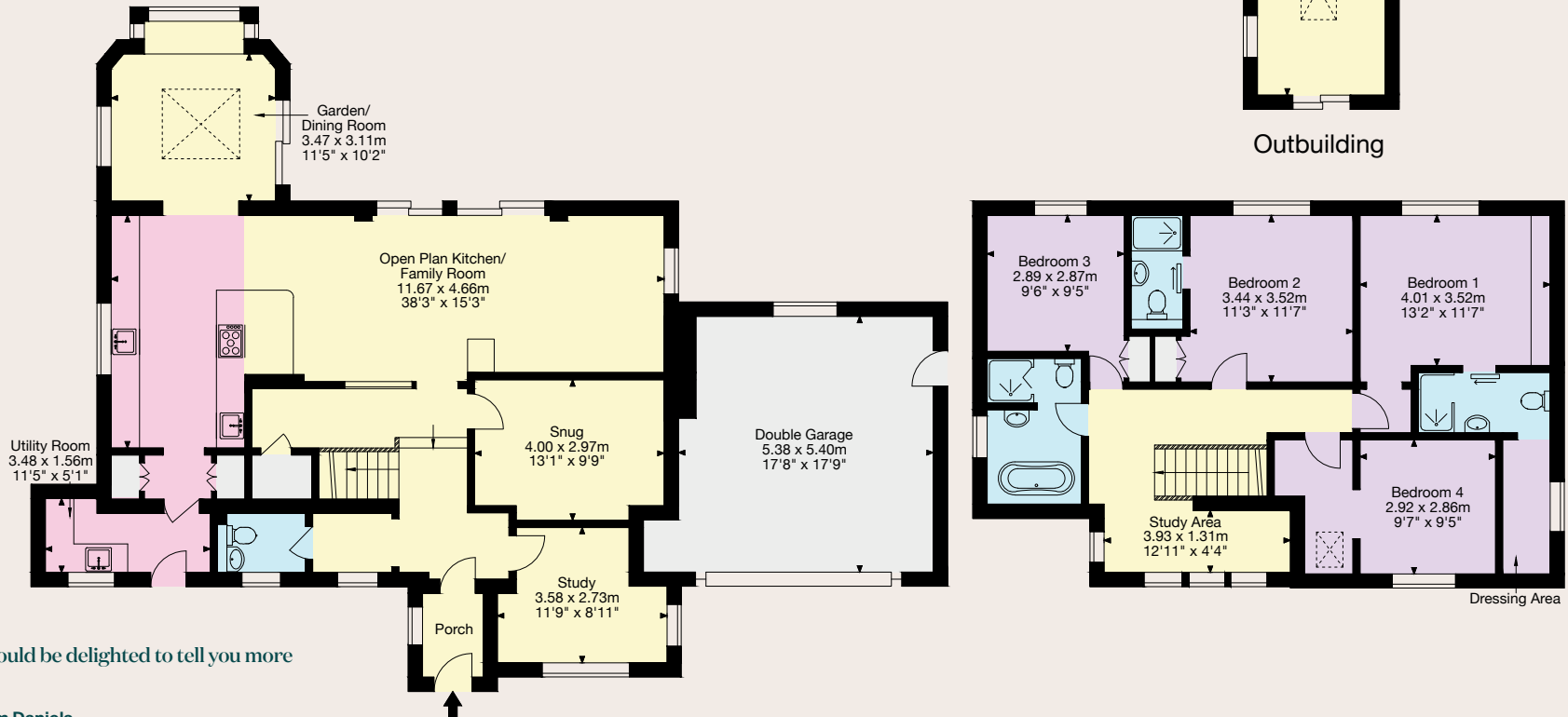
Approximate Gross Internal Floor Area
 Main House = 198 sq.m / 2,129 sq.ft
 Double Garage = 29 sq.m / 312 sq.ft
 Outbuilding = 12 sq.m / 130 sq.ft
 Total Area = 239 sq.m / 2,571 sq.ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

Outbuildings not shown in actual location or orientation



Outbuilding



Ground Floor

First Floor

Knight Frank
 4 Wood Street
 Queen Square, Bath
 BA1 2JQ
knightfrank.co.uk

I would be delighted to tell you more

Sam Daniels
 01225 325 992
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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated June 2024. Photographs and videos dated May 2024.

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