

3 Combeside

Lyncombe Vale Road, Bath BA2



A detached four-bedroom home in a private cul-de-sac off Lyncombe Vale Road.

M4 (J17 or 18) 10 miles, Central Bath 0.5 miles, (All distances are approximate).



Summary of accommodation

Main House

Ground floor: Kitchen/Dining/Family Room | Snug | Living Room | Utility | WC

First floor: Principal Bedroom Suite | 3 Bedrooms | Bathroom

Outside

Driveway | Garage | Storage Room/Office | Gardens



Situation

Times and distances are approximate.

Combeside is a quiet cul-de-sac located on Bath's highly sought-after southern slopes, in a semi-rural setting in Lyncombe Vale Road opposite woodland.



There's a high-speed train services from Bath Spa Railway Station to London Paddington (approximately 90 minutes) and Bristol Temple Meads (15 mins).



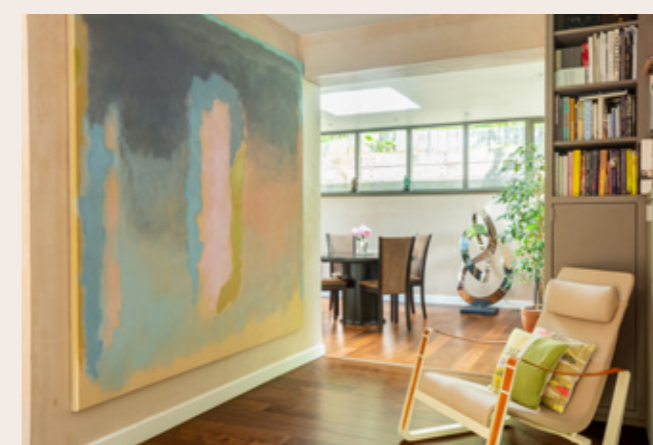
This popular residential area is within easy reach of a range of schools, as well as the local amenities on Bear Flat, and is also just a short walk to Bath Spa Station, the city centre and Widcombe. Widcombe has a good community with a social club, pubs, cafés, pharmacy, supermarket, shops and restaurants.



Bath has excellent cultural and leisure amenities including many fine restaurants and specialist shops, museums, art galleries and theatres as well as its premiership rugby ground and its famous Thermae Spa.



There are beautiful walks and cycle paths to be enjoyed nearby, including the Two Tunnels Sustrans Way, National Trust Prior Park and the Bath Skyline.



The House

Built in 1980, number three Combeside is one of four detached properties in a quiet cul-de-sac.

Inside, a generous hallway has several steps up to the main landing with a WC and understairs storage. Kährs walnut flooring flows through the ground floor: to the left is the living room, with dual aspect glazing: windows have views to the front garden and to the rear doors provide access onto a small terrace. A wood burning fire with log store, is built into the chimney breast. Across the hall, the kitchen/dining/family room is impressive with glazed doors opening onto a large terrace at the front, additional glazed doors at the rear and a snug connecting the two spaces, making the most of the light from different aspects, including the lantern roof window in the family room. A utility room is tucked away behind the kitchen.

Upstairs, the principal bedroom suite has slick storage across one wall and a balcony with room for seating to enjoy the views across the gardens and trees. The neutral ensuite is well thought out. The minimal design includes twin basins, wall-hung units and large Mandarin Stone tiling. The family bathroom is of a similar design, and two of the remaining three bedrooms also have floor-to-ceiling wardrobes with sliding doors. Further storage is on the first floor landing, with an airing cupboard.

It is worth noting this property's green credentials. It has an air-sourced heat pump that powers the central heating system and provides hot water, with 24 solar panels on the south-facing roof and energy storage in a 4.5KW battery all helping to keep energy costs to a minimum. The loft space is fully boarded out and houses the water tank.



Gardens and Grounds

Surrounded by trees and greenery, the setting at Combeside is a rural idyll. At the front, the boundaries of the four properties are noted by hedging and paths, not fencing or gates. There's parking for several cars on the driveway and in front of the garage where there's an electric car charging point. An air-conditioned room previously used as an office, is adjacent to the garage, above which is an extensive, south facing composite-decked terrace. The south-facing front garden is mostly lawn with a Willow tree and attractive meadow wildflower planting encircling it. Beyond a small stream, the garden continues, and is mostly trees and mature shrubs.

There's access at the side of the house up to the rear garden terraces, each flanked by tanalised oak sleepers. The first two terraces are lawned with paths on both sides, one leading to a charming 'fairy tale' style tree house. The next terrace is pebbled and features a summerhouse and hot tub and further terraces include a greenhouse, shed and mini orchard. A gate at the top leads to a narrow path providing walking access to Greenway Lane and beyond.

Property Information

Tenure: Freehold.

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

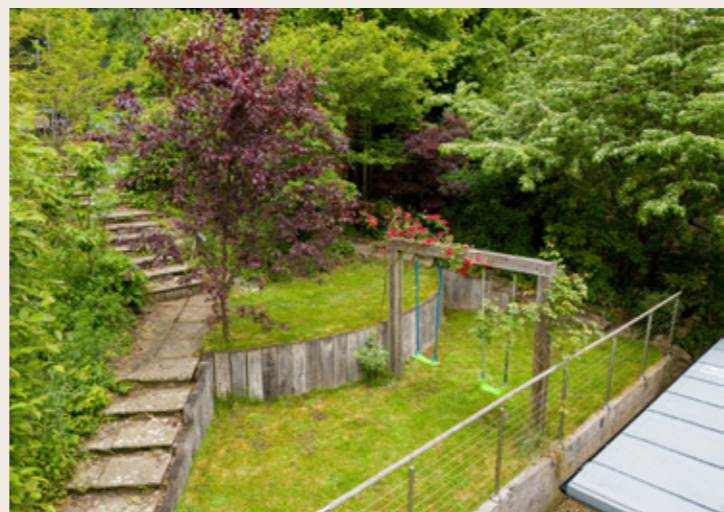
Air-sourced heat pump/24 solar panels/4.5KW battery.

Local Authority: Bath and North East Somerset - 01225 477000

Council Tax: Band G

EPC: C

Directions (BA2 4LU): Head south on Queen Square/A4 towards Beauford Square/Wood St. Continue onto Chapel Row. Continue onto Charles St/A367. Continue to follow A367. Turn right onto Midland Bridge Rd/B3118. Turn left onto Lower Bristol Rd/A36. At Churchill Bridge Roundabout, take the 2nd exit onto Claverton St/A36. Turn right onto Claverton St/Sussex Pl/Widcombe ParadeContinue to follow Sussex Pl/Widcombe Parade. Turn right onto Prior Park Rd/A3062. Turn right onto Lyncombe Vale. Turn left onto Lyncombe Vale Rd.



Approximate Gross Internal Floor Area

Main House = 156 sq.m / 1,679 sq.ft

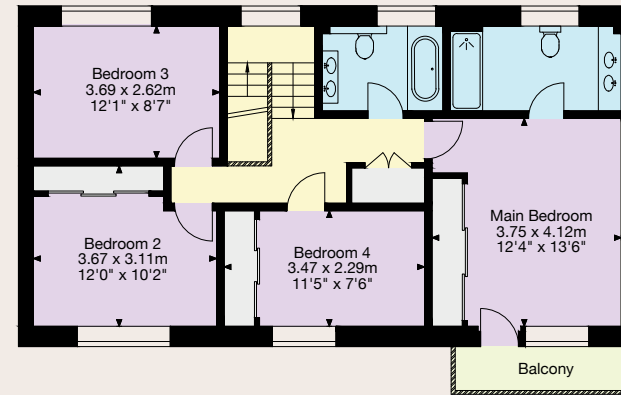
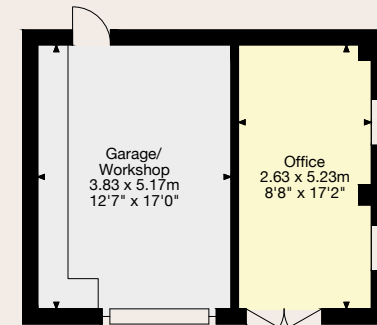
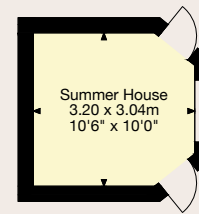
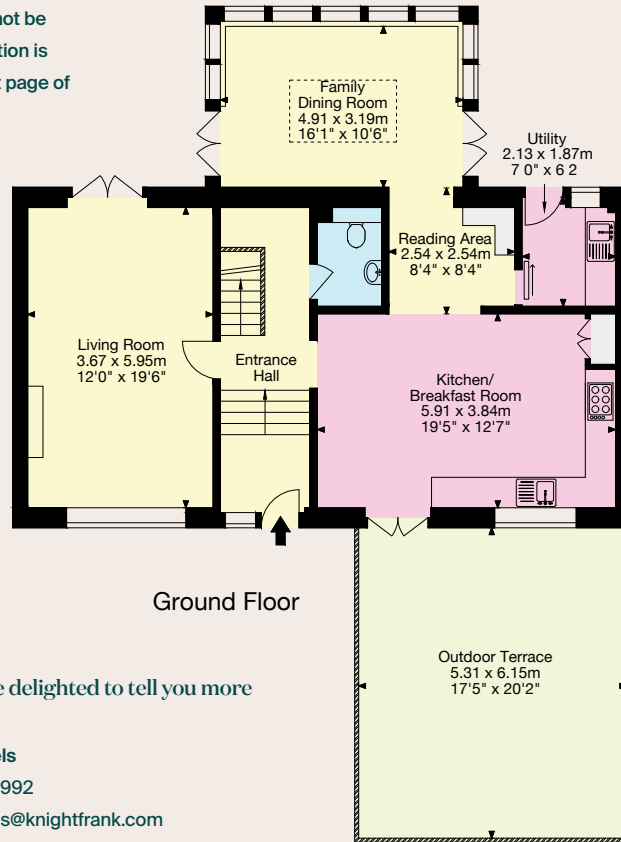
Garage/Office = 34 sq.m / 365 sq.ft

Outbuilding = 9 sq.m / 96 sq.ft

Total Area = 199 sq.m / 2,140 sq.ft

Outdoor Terrace = 32 sq.m / 344 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.



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

sam.daniels@knightfrank.com



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 June 2024.

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