

# Hidden House

Lymore Avenue, Bath





A beautifully designed contemporary home set in private grounds, nestled in a sought-after area on the southern slopes of Bath.



### Summary of accommodation

#### Main House

Ground Floor: Entrance Hall | Bedroom with en suite

Lower Ground Floor: Kitchen /Dining room leading to courtyard garden | Living room | Utility room | Principal bedroom with en suite | Bedroom 3 | Family bathroom

#### Outside

Courtyard garden | Lawned garden surrounding property | Outbuilding

## Situation

(Distances and times are approximate)



This property is privately tucked away at the end of a single-track gravel lane, backing onto Brickfield Park with a children's play area and nature space. It offers direct access to scenic walks, with the Two Tunnels cycle track connecting to Bath city centre and Wellow's countryside.



Local schools include Oldfield Park Junior, Moorlands Infant, Hayesfield Girls, and Beechen Cliff, with university bus routes nearby. Bath, a UNESCO World Heritage Site, is renowned for its Georgian and Roman heritage and was featured in the hit series Bridgerton.



Conveniently located near Moorland Road, the area features independent shops, cafes, takeaways, and a supermarket, plus a doctor's surgery, vets, and dental practice. Oldfield Park railway station is just 0.5 miles away, with connections to Bristol and London Paddington.



## The Property

This architect-designed contemporary home, crafted from local Bath stone, boasts stylish aluminium fascias and galvanised steel downpipes. Surrounded by evergreen wildflower meadows, it blends luxury and modernity.

The attention to detail is clear, from the Bath stone and oak-clad exterior to landscaped gardens and high-end fixtures throughout.

The property features a 3-meter-high biometric front door with timing and fingerprint recognition, opening to a bright double-height lobby with floor-to-ceiling glazing, a skylight, and dimmable LEDs. The first floor hosts a spacious master bedroom suite with an en-suite, marble tiles, walk-in shower, and built-in wardrobes—ideal for multi-generational living.

The staircase leads to a lower ground floor with abundant natural light, an internal courtyard, and continuous ivory limestone flooring sourced from Egypt. The open-plan living area has 3-meter glazing and sliding doors, creating seamless indoor-outdoor living, perfect for entertaining. The bespoke kitchen features a 3-meter island, Black Quartz worktops, and high-quality appliances. Views extend across the courtyard to the hills and Combe Down.

The lower floor also includes a dining area with a bespoke table, a utility room, and a luxurious family bathroom with a stone bath and marble tiles. The large master bedroom connects to a walk-in wardrobe and en-suite.

Further on the lower floor, a double bedroom with fitted wardrobes and a living room with oak panelling complete the home. The living areas are illuminated with sustainable Tala pendant lights, while bedrooms feature solid oak flooring and Tom Radfield lighting.







## FLOORPLAN

Approximate Gross Internal Floor Area

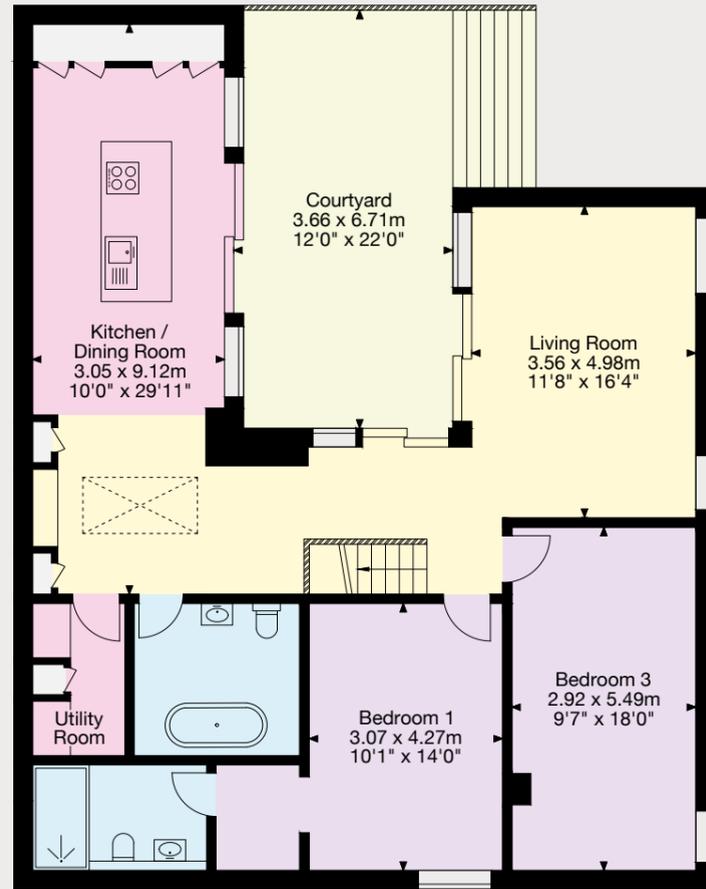
Main House = 143 sq.m / 1,540 sq.ft

Outbuilding = 8 sq.m / 88 sq.ft

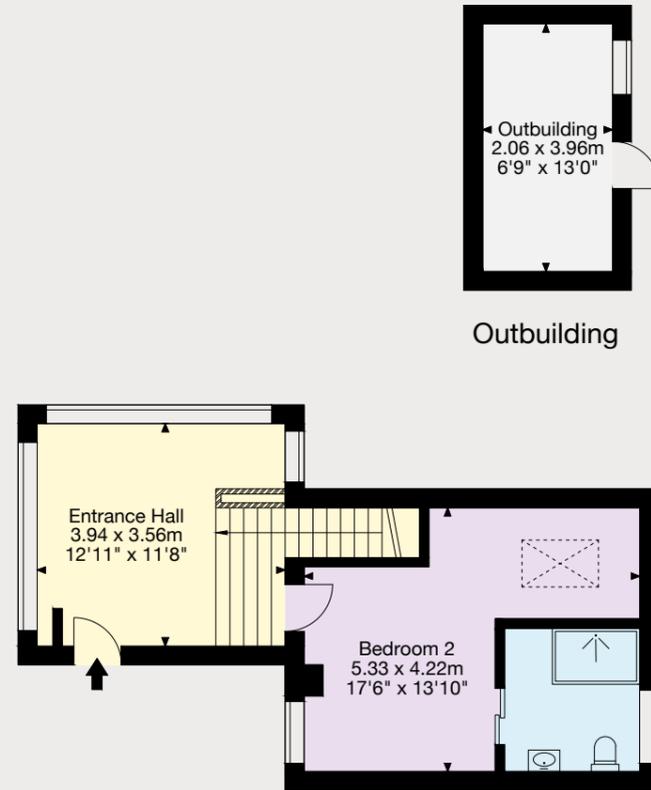
Total Area = 151 sq.m / 1,628 sq.ft

Courtyard = 151 sq.m / 1,628 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.



Lower Ground Floor



Ground Floor



## Property Information

**Method of Sale:** We are advised that the property is Freehold.

**Services:** Air source heat pump. Mains electricity, water and drainage.

**Local Authority:** Bath and North East Somerset Council

**EPC:** B

**Postcode:** BA2 1BA

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



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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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