

Hermitage Lodge

Bath



A semi-detached, 5-bedroom house with drive, annexe and garden on Lansdown.

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



Summary of accommodation

Main House

Ground Floor: Hall | WC | Kitchen/Dining Room | Sitting Room
First Floor: Principal Bedroom Suite | Two Bedrooms | Family Bathroom
Second Floor: Two Bedrooms | Family Bathroom | Eaves and Loft storage

Garden and Grounds

Driveway with parking for three cars | Garden | Annexe



Situation

(Distances and times are approximate)

Hermitage Lodge 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 walk, offering easy access to all Bath's shops, restaurants, bars and entertainment facilities, as well as its wide range of cultural attractions. A bus service leaves for the city centre every 15 minutes from outside the house.



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



There is also a huge range of sporting opportunities in and around Bath 'including golf, cricket, local Lansdown tennis club, horse racing and rugby.'



The House

Built in 2002, Hermitage Lodge features historical details of an older property, but with all the benefits of a modern home. At the front, the house has curved bays and a front door with a half-crescent transom window, above which is a stone arch.

Inside, the quality of its build is obvious with solid Maple wood joinery throughout, including doors and window frames. In the hall, there's a WC and under stairs cupboard. The stone tiled flooring continues into the kitchen which has glazed doors to the garden and two windows over the ceramic sink. The Corian worktops curve around, forming a breakfast bar on one side and separating the kitchen and dining spaces. There's plenty of storage on both sides, as well as wall units, an induction hob with extractor fan and two electric ovens. There's room for a large dining table, and doors to the sitting room can be open to create one large, family space. The sitting room has attractive five-window, bay to the front, wooden flooring and a stone fireplace with gas fire.

The principal bedroom suite on the first floor has a large shower room and a wall of built-in wardrobes. There are two bedrooms at the rear of the house, one currently used as a study, with bookcases and drawers along one wall. The family bathroom includes a bath, shower and practical storage. The large room sizes and storage continues on the second floor, where the eaves spaces are maximised with cupboards on both sides of the house, plus there's a boarded loft with further storage. Ceiling heights on this floor are generous and rooms benefit from plenty of natural light through Velux windows, with one bedroom featuring a dormer window.



Gardens and Grounds

Attractive stone pillars frame the paved driveway, plus there's a practical new ironwork gate at the front. The drive has space for three cars and a turning point. The rear garden can be accessed here via a handmade ironwork gate between the house and the annexe (and from inside via the kitchen/dining room).

The garden has a large lawn with flowerbeds along the boundary fences and wall. There are mature flowerbeds and several fruit trees - cherry, apple, pear and plum espaliered along the trellising. A small paved dining terrace and greenhouse are at the far side of the garden, while a larger paved terrace runs the width of the house, connecting it to the two-roomed annexe.

One room is a well-equipped utility and kitchen garden; the other a workshop - both have electric and water connected and natural light.

Property Information

Method of Sale: 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: C

Postcode: BA1 5TB

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

Approximate Gross Internal Floor Area

Main House: 174 sq m / 1,881 sq ft

Outbuilding: 16 sq m / 174 sq ft

Total Area: 191 sq m / 2,055 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.



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I would be delighted to tell you more

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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 May 2025. Photographs and videos dated May 2025.

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