





WYVERN HOUSE

Lansdown, Bath BA1



AN IMPRESSIVE AND MODERN, DETACHED FAMILY HOME ON BATH’S NORTH SLOPES.

Built just five years ago, by bespoke developer John Yerbury, Wyvern House is an impressive, modern family home in a prime location. The property has a traditional Bath stone facade and appears to be two-storey from the front, but the natural gradient to the rear allows for an additional ground floor, with stunning views towards Solsbury Hill from windows and a balcony.

			EPC
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Postcode: BA1 5TD
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
Method of Sale: We are advised that the property is Freehold.



LOCATION

Wyvern House is located on Lansdown Road, on the upper north slopes of Bath. The site has an elevated position with far-reaching views to Solsbury Hill, yet it is just 1.5 miles from Bath city centre and also has easy access to the M4. The location offers the best of both city and country: Bath is a world heritage city with a wide range of historic and cultural attractions, as well as shops, restaurants, bars and entertainment facilities. While in both the immediate and surrounding area, there is a range of sporting opportunities such as golf, cricket, horse racing and rugby, as well as a highly regarded selection of private and state schools.

M4 (J17 or 18) 10 miles, Central Bath 1.5 miles, (All distances are approximate).



THE PROPERTY

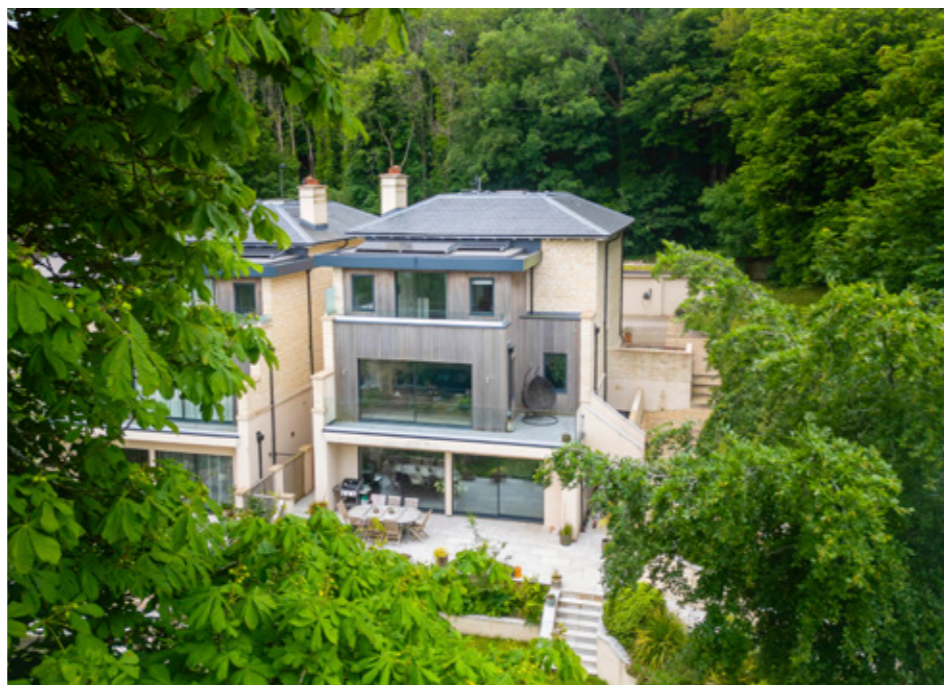
At the front, a door opens into lobby and hallway, with views right through to the rear of the house and its garden's greenery. The first two rooms are bedrooms - one ensuite, the other with built-in wardrobes - and there's a WC along the hall. Engineered Oak flooring in a herringbone pattern flows into the stylish living room; there's underfloor heating here and throughout the property. Glazed sliding doors span the width of the room and open onto a balcony with views across the garden and to the hills beyond. A fireplace with wood burner creates a focal point for cosy evenings.

The central hallway is exceptional, its full height staircase has a glazed canopy which floods the space with light. Stairs down lead to a spacious hall, and into the kitchen/dining/family room. A generous island unit both separates and connects the areas, its breakfast bar adding additional eating places. There's a gas range cooker/ovens, American-style fridge/freezer and fitted larder cupboards. Two sets of glazed doors slide open onto the paved dining terrace, connecting the outside in. Also on this level is another living room, featuring a glazed canopy allowing extra light into the space. The utility and boiler room are here too, adjacent to a good-sized boot room with plenty of storage and a side entrance to the garden.

On the first floor, the hall extends along the same footprint as the level below, with a study area at one end, two bedrooms and a family bathroom. At the rear, the principal bedroom suite features a dressing room with built-in storage, a shower room with double vanity unit, and glazed doors onto a balcony with views.

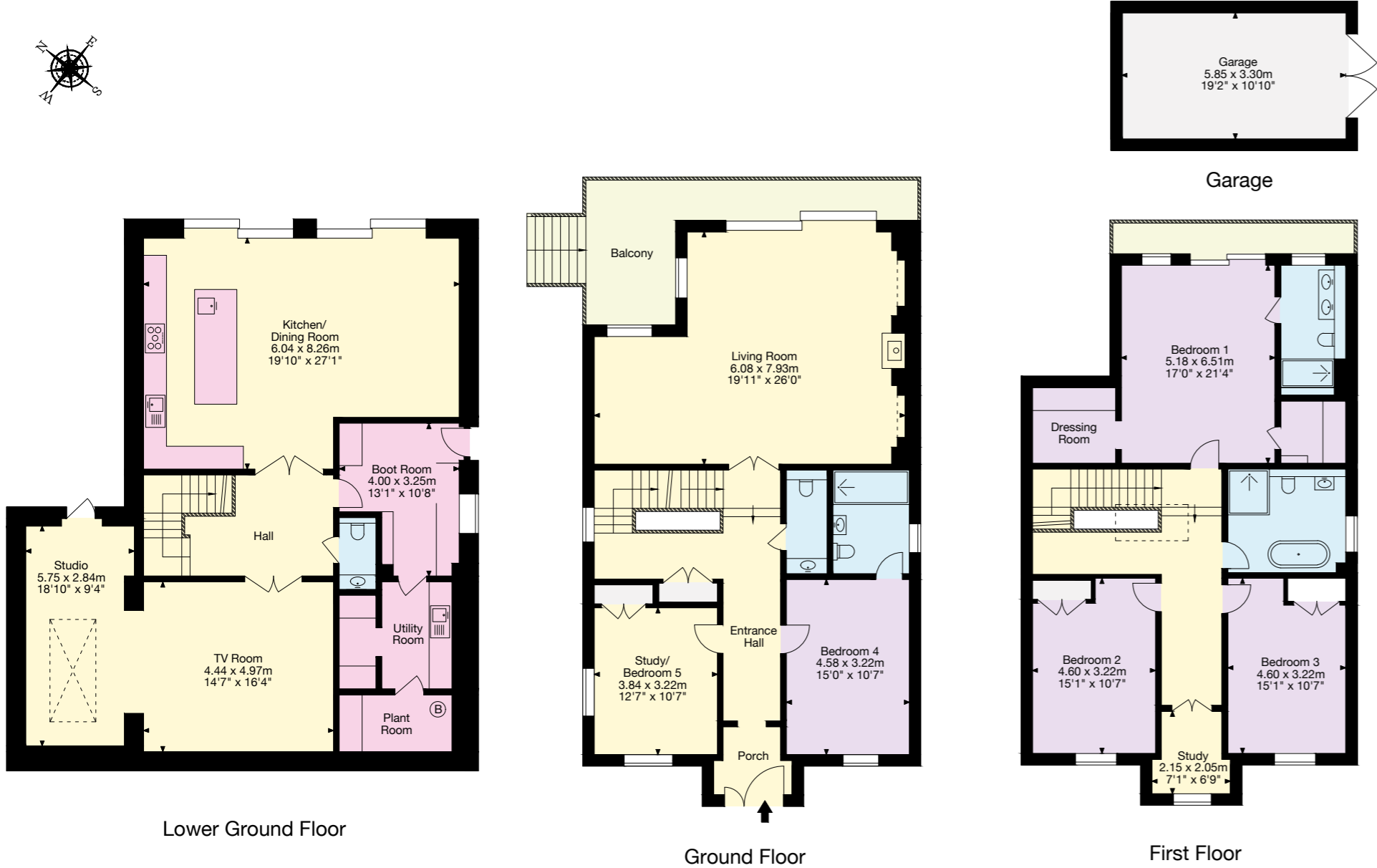
The layout, design and detailing in this property is exceptional: the interiors are designed by award-winning Woodhouse & Law.





GARDENS AND GROUNDS

There are two iron gates at the front of the property - one for cars, the other pedestrians - both open onto the spacious drive with plenty of room for turning. A garage is next to the boundary wall and has an electric car charging point on one side. Paving from the drive extends to one side, joining a gravel path that runs between a lawn and trees and the house, leading to the rear, terraced garden. It's enclosed on all sides, with a fence and gate onto a footpath that leads down to the Charlcombe Valley. At the rear, hedging curves around a lawn and several flowerbeds soften the landscaped terraces. The dining terrace (reached from the kitchen) runs the width of the house, as does the upper living room terrace - both have steps down into the garden. It's a peaceful and private garden with exceptional, rural views across the valley.



Gross Internal Area (Approx.)
Main House = 334 sq m / 3,595 sq ft
Garage = 19 sq m / 208 sq ft
Total Area = 353 sq m / 3,803 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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