



44 LYNCOMBE HILL

Bath, BA2 4PH



A STYLISH, FOUR BEDROOM, GEORGIAN TOWNHOUSE WITH GARDEN, PARKING AND GARAGE, IN A POPULAR CENTRAL BATH LOCATION.

Accommodation

Lower Ground Floor: Kitchen/Breakfast/Dining Room | Snug/TV Room | Utility | WC

Ground Floor: Hall | Living Room | Study |

First Floor: 2 Bedrooms | Bathroom | WC

Second Floor: 2 Bedrooms | Bathroom

Gardens and grounds: Gardens front and rear | Double Garage | Parking | Shed



4



4



3

EPC

TBC

Local Authority: Bath and North East Somerset - 01225 477000

Council Tax band: G

Postcode: BA2 4PH

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

Tenure: We are advised that the property is Freehold

Viewings: Strictly by prior appointment with the Knight Frank, LLP

SITUATION

Lyncombe Hill is a sought-after location - its proximity to Bath Spa Station, the city centre and Widcombe accounts for its popularity. Widcombe has a good community with a social club, pubs, cafés, pharmacy, supermarket, shops and restaurants.

Just above Lyncombe Hill, there are 10 acres of pasture land - open public spaces owned by Bath and North East Somerset Council and managed by Friends of Lyncombe Hill Fields <https://friendsoflyncombehillfields.co.uk> and above this, the Bear Flat residential area.

There's a regular bus service at the bottom of the road and well-regarded schools are easily reached, including Widcombe, Moorlands, St John's infant and junior schools, and Beechen Cliff and Haysfield secondary schools.

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

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

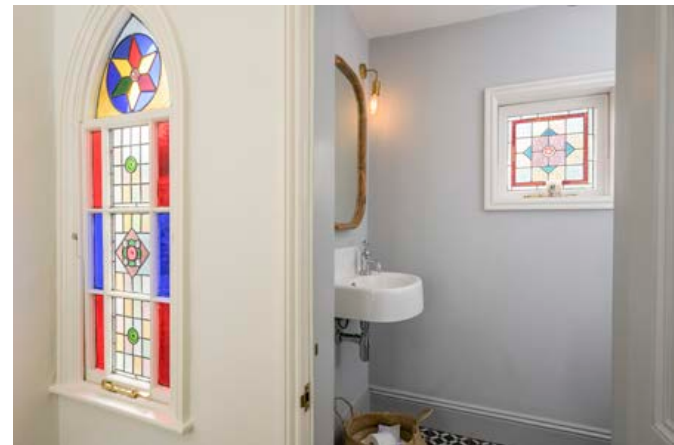
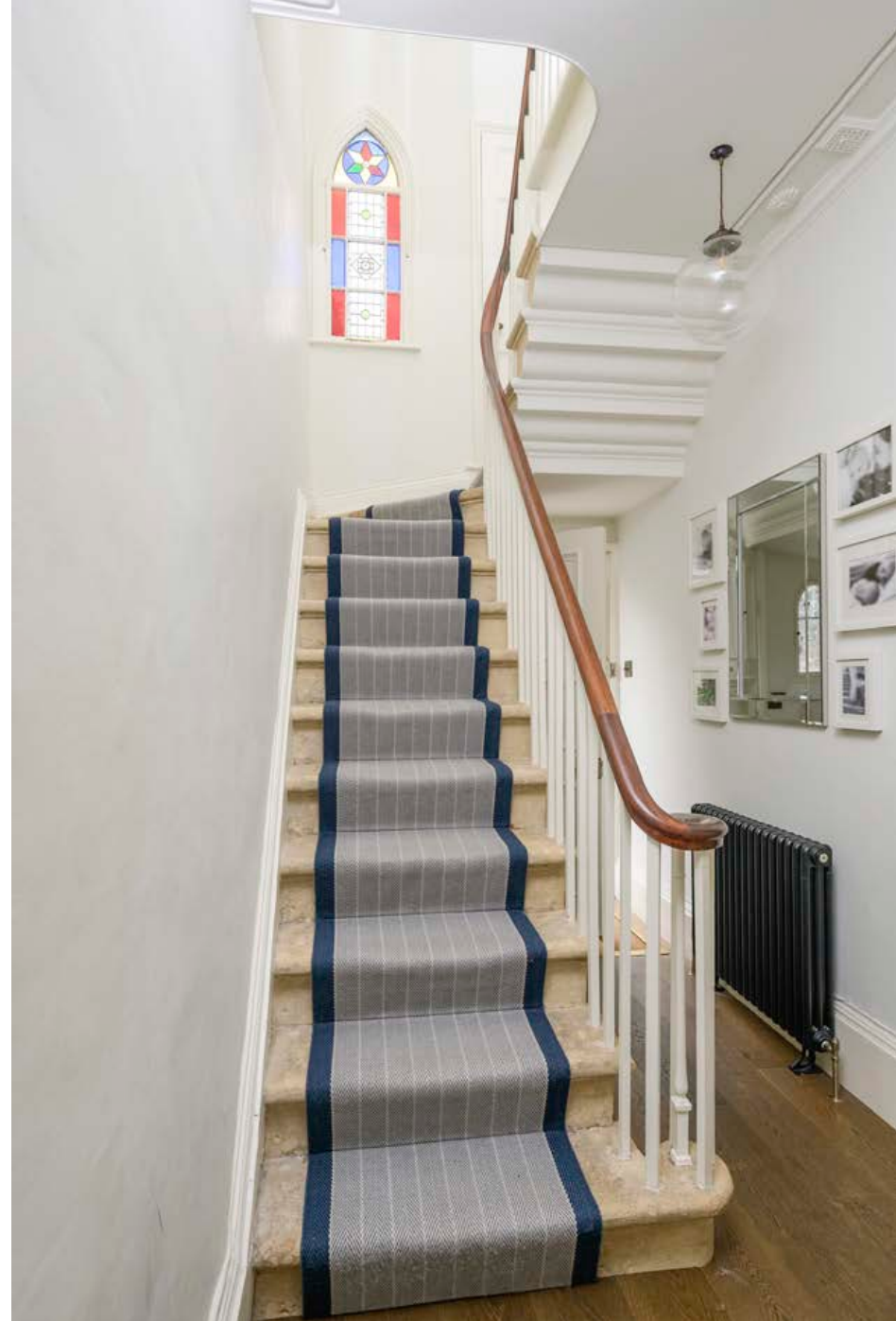


THE PROPERTY

This end of terrace, late Georgian, townhouse has been renovated and refurbished, creating a stylish and practical family home. The Harvey Jones hand-painted kitchen has a large central island with breakfast bar, white Corian worktops and white wall tiles in a brick pattern that spans two walls. French-style glazed doors open directly onto a paved garden patio to the front. There's extra storage in the alcoves and a Bath stone fireplace, with further storage in the adjacent dining room which has a window through to the vaulted rooms behind. Here, the WC, utility and snug/TV room offer additional and useful living spaces.

The ground floor has both front and rear entrances onto the hallway; the original 'front' door is approached from east-facing garden, while the door most used as an entrance is at the rear of the house, closest to the parking space and garage. There are two large rooms on this floor - a study and living room - both with oak floors, high ceilings and period detailing. The windows are exceptionally wide in the living room (four panels) and frame the attractive views of the landscaped garden.

Original stone cantilever stairs with Roger Oakes staircase runners lead up to the first floor, via a half-landing with WC. There are two double bedrooms, both with built-in storage and a luxe bathroom with rolltop bath and shower. The second floor also has two bedrooms and a bathroom, their sloped ceilings following the line of the roof and multiple windows giving the rooms a light and open feel, again with great views. All sash windows have been 'weather-proofed', reducing heat loss to a minimum.



GARDENS AND GROUNDS

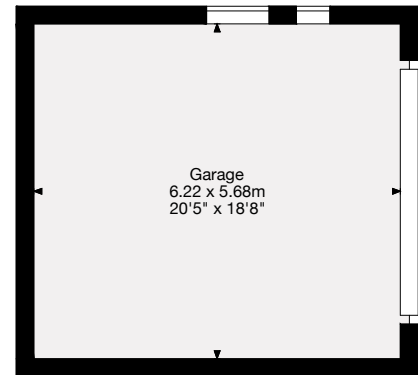
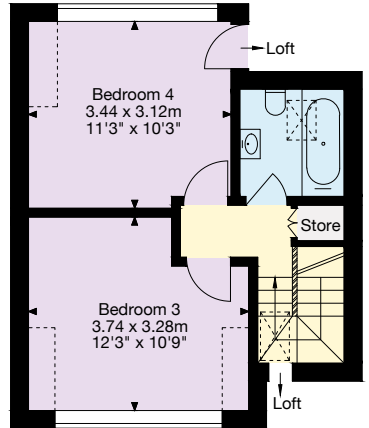
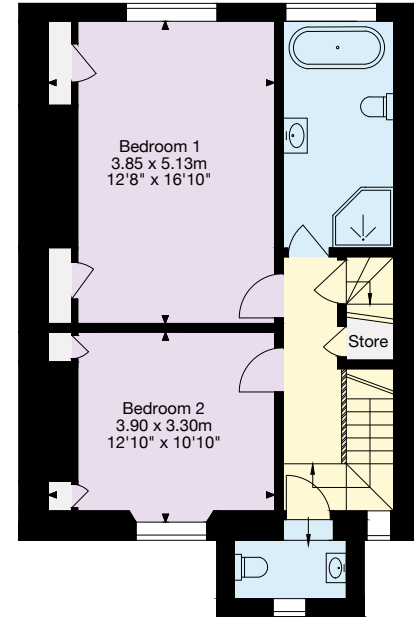
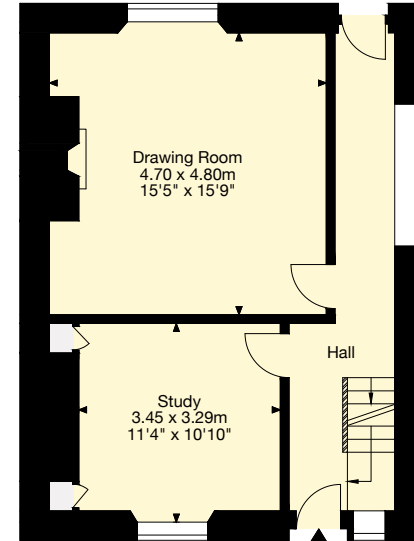
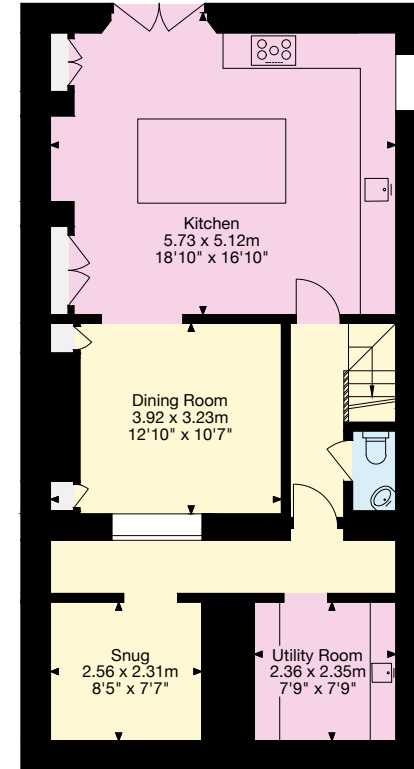
At the front, the main garden faces east and has several terraces which have been landscaped recently. A paved dinning terrace is closest to the house - a private and sheltered space. A few steps up are onto a lawned area, then steps down to a beautifully planted terrace, leading to a play area, complete with slide joining the two levels, with a treehouse and shed. Here there's a gate with steps down to Lyncombe Hill.

At the rear of the house, facing west, there's a private, walled, paved courtyard with a large fig tree and a gate that opens onto the parking area in front of the double garage which has a generous ceiling height and a side window.

DIRECTIONS

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. Turn right onto Westmoreland Rd. Continue onto Lower Oldfield Park. Turn left onto Upper Oldfield Park. Turn right onto Wells Rd/A367. Continue to follow A367. Turn left onto Devonshire Villas. Turn left onto Greenway Ln. Continue onto Lyncombe Hill. Number 44 is reached via a lane on the lefthand side.





(Not shown in actual location or orientation)

Gross Internal Area (Approx.)
Main House = 201 sq m / 2,163 sq ft
Garage = 35 sq m / 376 sq ft
Total Area = 236 sq m / 2,539 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.

We would be delighted
to tell you more.

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