

17 Lansdown Crescent Bath BA1







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**A magnificent Grade I listed townhouse,
beautifully presented throughout and situated
in one of Bath's most prestigious addresses.**

Entrance Hall | Drawing Room | With Drawing Room | Dining Room | Large Kitchen/Breakfast Room
7 Bedrooms | 4 Bathrooms | Boot Room

Substantial Lower Ground Floor | Snooker Room | Bedroom | Bathroom | Storage Rooms | Vaults
Separate Coach House | Garage | Parking | Studio | Office/Ancillary Accommodation

Bath Spa Station | 1 Mile
Bristol International Airport | 20 Miles
Junction 18, M4 | 9 Miles

(All distances are approximate)



Bath

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17 Lansdown Crescent commands breath-taking views over Bath and its surrounding hills, built between 1789 and 1793 to the plans of John Palmer

Lansdown Crescent is one of the most sought after locations in Bath due to its elevated position overlooking the city.

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. There is also a huge range of sporting opportunities in and around Bath including golf, cricket, horseracing and rugby.

Kingswood and The Royal High schools are within easy walking distance as is St. Stephen's primary school. The High Common and Victoria Park are within easy reach. Bath University is ranked in the top ten in the country by the Sunday Times.

Upon entering the house there is an entrance hall that leads into a larger hall where the magnificent proportions are immediately apparent. On the ground floor is a large formal dining room with wooden floor and two large south-facing sash windows and a Siena marble fireplace. To the rear of the house and overlooking the large mature garden is the kitchen/breakfast room which is fitted with a range of units/appliances and an Aga. Also on the ground floor is a cloakroom and a good-size boot room. A cantilever stone staircase with mahogany handrail leads to the upper floors.

Of particular note are the stunning drawing and withdrawing rooms at first floor level. The drawing room has superb cornicing and a white marble fireplace with a pretty cast iron insert. There are three large sash windows that overlook the Crescent with a fabulous view. A door leads to the withdrawing room to the rear. Again, there is a fine cornice and another white marble fireplace.

On the second floor is the principal bedroom suite that benefits from far reaching views, en-suite bathroom, Serpentine marble fireplace and separate dressing room. There is a further double bedroom on the second floor with William Morris tiles around the fireplace and a second bathroom off the half-landing. There are five bedrooms and two bath/shower rooms on the third and fourth floors. The proportions, light and ceiling heights remain in the lower ground floor. The eighth bedroom can be found here with large south-facing windows, allowing for a lot of light, with a fireplace, bathroom, full-size snooker room as well as storage rooms and vaults.



At the very rear of the house behind the garden lies the original stone-built coachhouse., which provides more than 1,500sq ft. A versatile space that includes secure gated parking, a garage and gallery. The first floor has been converted into office accommodation and is ideal for anyone wishing to work from home. It is beautifully presented and includes wooden floors, exposed beams and stonework.

The garden is mainly laid to lawn with well-established borders stocked with a variety of plants and shrubs. Mature trees help to provide privacy and seclusion. There is a very private seating area just in front of the coachhouse, the perfect spot to enjoy al fresco dining.



From Queen Square proceed up Gay Street and follow the road around to George Street. At the junction turn left into Lansdown Road. Follow this road up past Camden Crescent and turn left into Lansdown Place East, this will lead you to the Crescent and number 17 can be found on the right hand side.





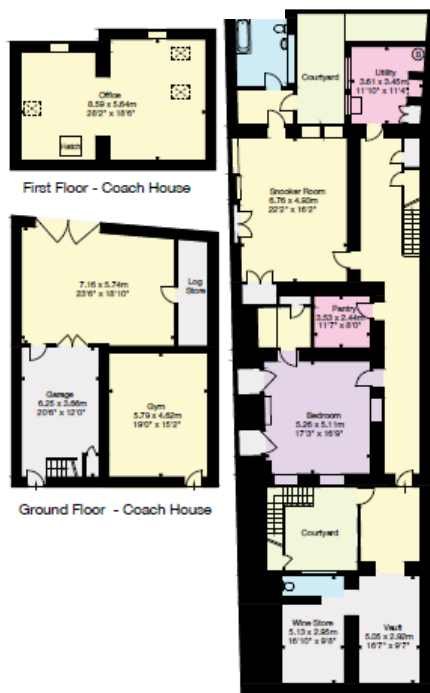






- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space

Approximate Gross Internal Area
Main House = 746 sq m / 8,037 sq ft
Coach House = 144 sq m / 1,556 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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Services

Mains Gas, electricity, water and drainage are connected.

Local Authority

Bath and North East Council 01225 477000

Council Tax

Band H

Tenure

Freehold

Viewings

Strictly by prior appointment with the agent.



Connecting people & property, perfectly.

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 [xxxxxxxx 20xx]. Photographs and videos dated [xxxxxxxx 20xx].

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