



Battlefields House, Battlefields, Lansdown, Bath, BA1 9DD

welcome to

Battlefields House, Battlefields, Lansdown, Bath

Tucked away along a sweeping private drive is this grand Georgian villa - Battlefield House, built by John Wood the Elder in 1738. This two bedroom first floor apartment in this building offers stunning views across countryside, and multiple period features.





Entrance Hall

Living/ Dining Room

22' 3" Max Into bay x 19' 11" Max (6.78m
Max Into bay x 6.07m Max)

Kitchen

14' 1" x 10' 11" (4.29m x 3.33m)

Bedroom One

14' 1" x 14' 1" (4.29m x 4.29m)

Bedroom Two

8' 8" x 18' Max (2.64m x 5.49m Max)

Bathroom

7' 4" x 6' 5" (2.24m x 1.96m)

Outside

Garage

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

Battlefields House, Battlefields, Lansdown, Bath

- Grade II Listed, First Floor Conversion Apartment
- Full Of Character/Period Features
- Large Communal Grounds
- Fibre Optic Broadband Just Installed
- Share Of Freehold

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 1977. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£475,000



Please note the marker reflects the
postcode not the actual property

view this property online allenandharris.co.uk/Property/LAR105132



Property Ref:
LAR105132 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


allen & harris



01225 482244



BathLarkhall@allenandharris.co.uk



1 Balustrade, Larkhall, Bath, Somerset, BA1 6QA



allenandharris.co.uk