



STONIER
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RESIDENTIAL

67 Lyncombe Hill, Bath BA2 4PH

PROFESSIONAL SERVICE
PERSONALLY DELIVERED

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An elegant Grade II listed 4 bedroom Georgian Town House in the popular area of Widcombe.

- 4 Double bedrooms
- 3 Bathrooms
- 3 Reception rooms
- Far-reaching views



Description

67 Lyncombe Hill has been in the same ownership for 28 years. The property has been meticulously maintained and upgraded. Throughout the house, there are original period features in abundance with a fine detailed plaster cornice in the drawing and withdrawing rooms both retaining their original marble fireplaces. The drawing room has a large floor-to-ceiling sash window with an elegant wrought iron Juliette balcony making the most of the far-reaching view towards the National Trust fields on Bathwick Hill.

The accommodation is arranged over 5 floors making it one of the larger houses on Lyncombe Hill. The property is entered on the middle floor leading straight through to the main reception rooms. Proceeding up the stairs the principal master bedroom can be found and at 18' x 12' it is generous in size. A quirky feature in this room is the addition of a rolltop, claw foot bath, hand basin, and toilet. There is an additional double bedroom on this floor and stairs leading up to the top floor with a further double bedroom and family bathroom.

Heading from the entrance hall downstairs brings you to a bedroom suite with a large bedroom, a study/dressing room, and an ensuite shower room. There are 3 large rooms beneath the front garden, two are the former coal vaults - now tanked, dry, and usable with a utility room.



Description (cont.)

The last floor to be found is at garden level with a large kitchen with integrated appliances through to the dining room and out to the garden.

The current vendor is passionate about gardening and for the last 10 years has had the services of professional landscape gardeners to keep the garden under control and full of scent and colour. There is a useful gate and path at the bottom of the garden for easy removal of garden waste.

Situation

Lyncombe Hill is located in Widcombe, tucked away from busy traffic it is near Bath Spa station and Widcombe Village. It is a popular location with a thriving village atmosphere and a wide range of shops and amenities including a cafe, vets, local butcher, florist, 3 pubs, convenience store, Co-op, Doctors surgery, and Bath Spa station is a very short walk away.

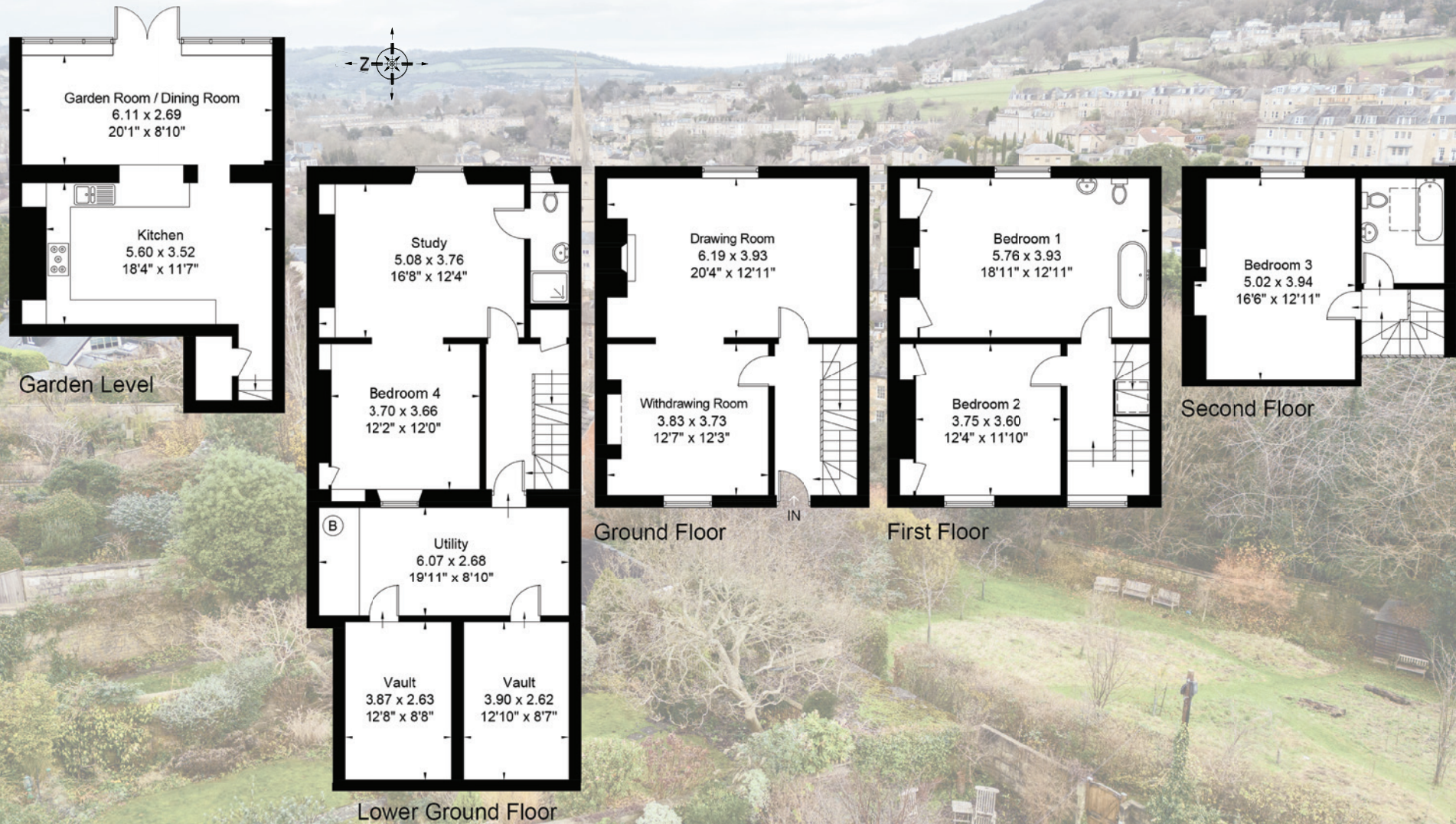
There are several local schools including Paragon School and Prior Park College, Widcombe Junior School and Beechen Cliff.

General Information

Tenure:	Freehold
Council Tax:	Band F
EPC:	Rating D
Services:	All mains services are connected
Parking:	On-street - residents parking permit area
Viewing:	By appointment only with sole agents Stonier Hobbs Residential



Approximate Gross Internal Area = 261.0 sq m - 2809 sq ft



Stonier Hobbs and the client give notice that:

They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of facts. Any areas measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should be not be assumed that the property has all necessary planning, building regulation or other consents and Prince Land & Property has not tested any services or equipment.

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