



STONIER
• HOBBS
RESIDENTIAL

28 Lambridge Place, Bath BA1 6RU

PROFESSIONAL SERVICE
PERSONALLY DELIVERED

28 Lambridge Place, Bath

A beautifully refurbished Grade II Listed 3-4 bedroom terraced house in a quiet location

Grade II listed • Fully refurbished • 3-4 bedrooms • 2 bathrooms • Open-plan kitchen/reception room • Separate dining room/3rd reception room • Very quiet location • Gas central heating



Situation

Lambridge Place is a delightful Georgian terrace in the heart of Larkhall. Well known for its colourful Georgian Houses it is conveniently located a short walk to the centre of the village. Larkhall is less than a mile from Walcot Street and the centre of Bath, yet is a village in its own right. There is a wide variety of local shops and businesses, including a delicatessen, butchers shop, hairdressers, pharmacy, dentist, garage, doctor's surgery nearby, not to mention the hardware store where you can still buy a single screw or washer. The village has a thriving community with the Rondo Theatre for local amateur dramatics and a community centre. St. Saviours Church is well attended and both St Saviours Primary School and St. Mark's CoE Secondary School have good reputations. The village has three pubs and the Gastro pub, 1 Belmont is very popular and you will need to book ahead.

There are several good walks nearby, Solsbury Hill is a challenge for the energetic family or dog walker, and the tow path is easily accessible via Grosvenor Bridge Road for a level gentle walk along the canal to Bath and Bradford on Avon. There is a well-kept local park around the corner at Alice Park, the cafe in the park has made it a real focal point for all with good tunes and great coffee, plus there are tennis courts, wide open spaces and a playground. Larkhall is popular with commuters, especially those needing to get to the M4 (Junction 18) which is 8 miles north. Bath Spa railway station is only 1.4miles away (London Paddington 90 minutes direct). Bath city centre is easily accessible on foot, by bus or by car as the high street is less than 1.5miles from the village.



Description

The property has been sympathetically refurbished with modern family lifestyles in mind. The ground floor has been opened out creating an open-plan kitchen/family room bringing everyone together on one floor. The family room has attractive wide oak floor boards and a wood burner for atmospheric winter evenings. There is a separate dining room with bi-fold doors leading out to the courtyard garden. The cloakroom has been converted into an attractive high quality fitted shower room providing a useful second facility. The first floor retains its original drawing room, this might be used as the master bedroom if four double bedrooms are required; there is also a generous double bedroom on this floor. The second

floor has two further double bedrooms and a modern light and airy family bathroom with a bath and separate shower.

General information

Services: All mains services are connected

Tenure: Freehold

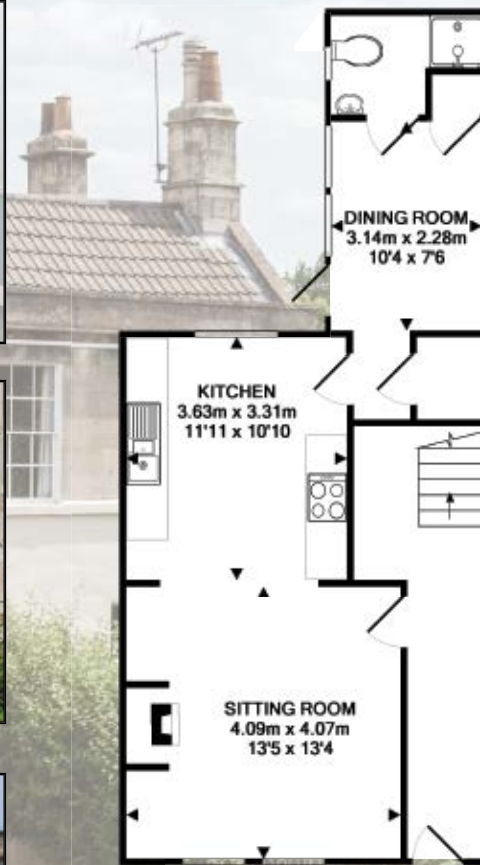
Council tax: Band E

Local Authority: Bath & North East Somerset Council Tel: 01225 477000

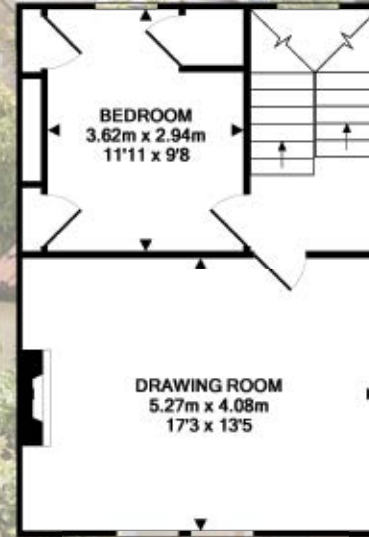
Viewing: All viewings to be conducted by sole agents Stonier Hobbs Residential 01225 463322

Directions

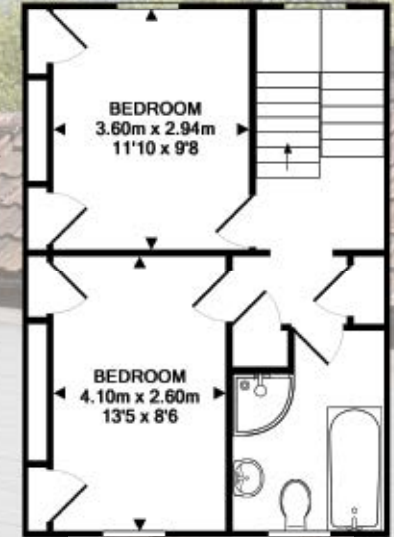
From the centre of Bath proceed along the A4 London Road. Pass Morrisons supermarket on your right, continue up a slight hill to a set of pedestrian traffic lights. Pass the traffic lights and fork left onto St. Saviours Road. Continue along this road until you reach the centre of the village, pass Lambridge Place (as it is one-way) and take the next right into Upper Lambridge Street. Park along this street and proceed on foot. Turn right into Lambridge Place and the property will be found on your left.



GROUND FLOOR
APPROX. FLOOR
AREA 51.2 SQ.M.
(552 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 40.8 SQ.M.
(437 SQ.FT.)



2ND FLOOR
APPROX. FLOOR
AREA 40.8 SQ.M.
(437 SQ.FT.)

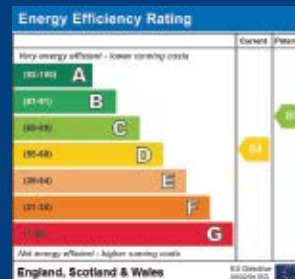
LAMBRIDGE PLACE BATH BA1 6RU

TOTAL APPROX. FLOOR AREA 132.4 SQ.M. (1425 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2013

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.



01225 463322

10 Fountain Buildings
Lansdown Road, Bath BA1 5DU

f: 01225 469672

e: post@stonier-hobbs.com

www.stonier-hobbs.com

STONIER
HOBBS
RESIDENTIAL