

# whiteley helyar



1,881 ft<sup>2</sup>



5 bedrooms



3 bathrooms &  
cloakroom



driveway parking

Guide Price                      £1,100,000

Hermitage Lodge, Lansdown Road, Lansdown, Bath, BA1 5TB



A substantial semi-detached modern house built to a particularly high standard some 23 years ago in the 'Arts and Crafts' style by Future Heritage, offering high quality, well presented, spacious and versatile accommodation in the heart of sought after Lansdown.

### ACCOMMODATION

5 bedrooms  
20' sitting room  
utility room  
insulated workshop/home office

3 bath/shower rooms and further cloakroom  
well fitted kitchen/dining room  
gas fired heating and hardwood double glazing  
paved driveway parking for 3 vehicles

### EXTERNALLY

The house benefits from attractive gardens to both front and rear. Enclosed by stone walls and fencing, the back garden is laid to lawn with well stocked flower and herbaceous borders, ornamental bushes and shrubs. There are 2 paved terraces - perfect for outdoor dining - the timber hand-built greenhouse, utility and workshop (this would make a great study/office), power, lighting and an outdoor heated dog shower. A gate leads to the driveway with an EV point, and in turn to the front garden - currently home to several rescue chickens.

### LOCATION

Hermitage Lodge is most conveniently situated in this select position on the prime northern slopes of the city. Kingswood and The Royal High schools are just a very short walk away, whilst Lansdown Squash and Tennis Club, St Stephens School, Lansdown Golf Club and Bath Racecourse are all nearby and the house is close to open countryside. The property is well served by frequent buses to the centre of Bath (with its countless shops and amenities and only 1½ miles away), whilst easy access to the M4 is available without having to cross the city.











Energy Efficiency Rating		
Current	Best	Worst
A	A	A
B	B	B
C	C	C
D	D	D
E	E	E
F	F	F
G	G	G
England & Wales		

**Tenure: Freehold**  
**Council Tax Band: 'G' £3,690.90**

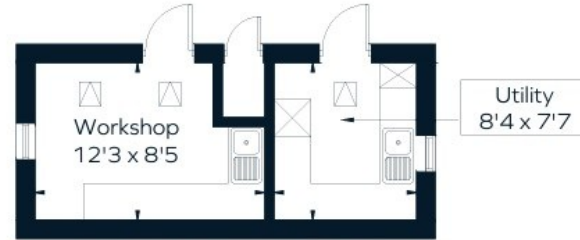
Approximate Floor Area = 174.8 sq m / 1881 sq ft

Outbuilding = 16.2 sq m / 174 sq ft Total = 191.0 sq m / 2055 sq ft

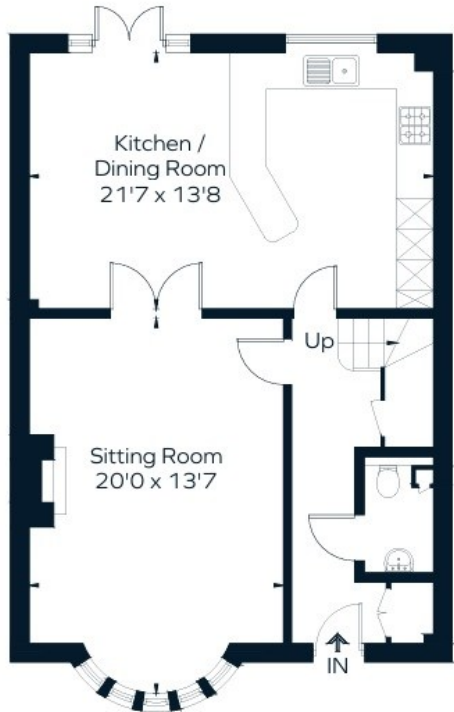
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.

This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser.

Area includes internal and external wall thickness



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



Second Floor

