

whiteley helyar



2,500 ft²



4/5 bedrooms



*3 bath/shower
rooms*



*driveway parking
for several
vehicles*

Guide Price £1,000,000

Fifield House, Lansdown, Bath, BA1 9BJ

A unique four double bedroom chalet bungalow located at the top of Lansdown, sitting on an impressive level plot of approximately 1.5 acres, with off-street parking and the potential to create an annexe. Whilst improvements have been carried out, the house does now need a program of modernisation, but presents a fabulous opportunity to create a spacious family home in this semi-rural, but very connected, spot.

ACCOMMODATION

Porch, opening to entrance hall

First floor sitting room with fireplace

Kitchen/dining room with Aga (not currently used)

Dining room/office with access to the yard

Utility room

Glazed rear hallway

Four double bedrooms

Studio with adjacent store rooms

EXTERNALLY

The house sits behind a mature hedgerow, with a tarmac and block paved drive providing plenty of off-street parking (with EV charger), as well as access to a gated side yard. This yard currently houses a sizeable shed and would make a perfect spot to store a caravan/motorhome. To the other side of the house, a pedestrian gate opens to a charming side garden, which opens in turn to the rear of the house. The remainder of the extensive garden has a large lawned area leading down to a 'wild garden', with pathways leading around the boundaries, including through a wonderful tree tunnel.

LOCATION

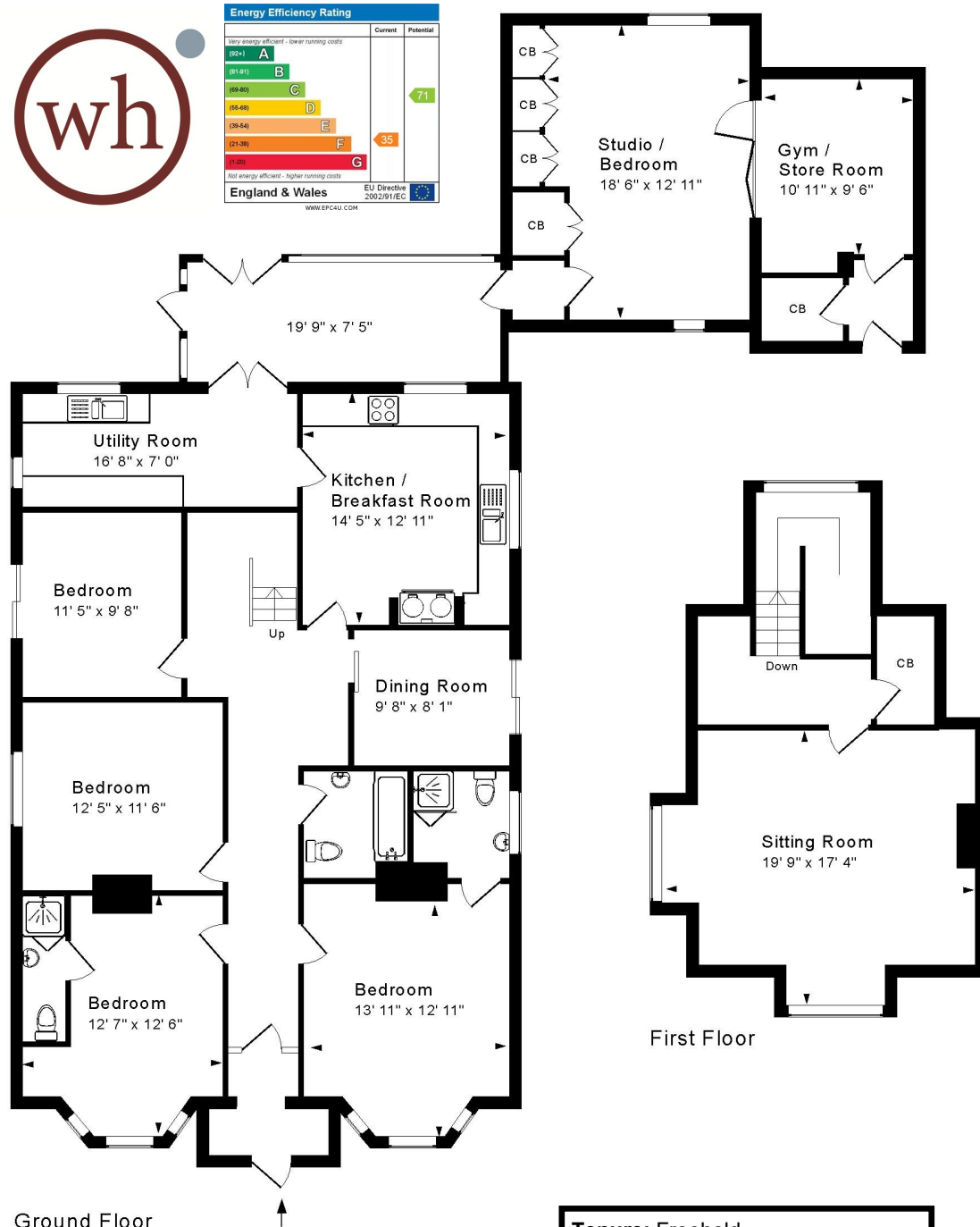
The house is well positioned on the northern slopes of Bath, on a generous plot surrounded by open countryside, allowing for wonderful walks nearby. Various amenities are within a short walk (including The Hare and Hounds pub, Kingswood and Royal High Schools), whilst the Spar convenience shop/Post Office is close at hand within the Endsleigh development. A regular bus service (every 15 mins) is on hand from the Park & Ride opposite to whisk you swiftly into the centre of Bath, where Bath Spa station offers fast connection to London, whilst the M4 motorway is also easily accessible without having to cross the city.







Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)	35	
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.epc.co.uk		



Ground Floor

Approx. Gross Internal Floor Area 2,500 Sq. Ft. / 232 Sq. M
Includes Studio, Gym and link to Studio
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Drawing Number: 172-0902
Fiffeld House, Lansdown, Bath, BA1 9BJ.

Tenure: Freehold
Council Tax: 'E' £2,842.00 (26/27)

