



LYNWID COTTAGE

26 St Marks Road, Bath, BA2 4PA



AN AWARD-WINNING WINNING GRADE II LISTED COTTAGE IN THE HEART OF WIDCOMBE.

			EPC
3	2	2	TBC

Local Authority: Bath and North East Somerset Council

Council Tax band: D

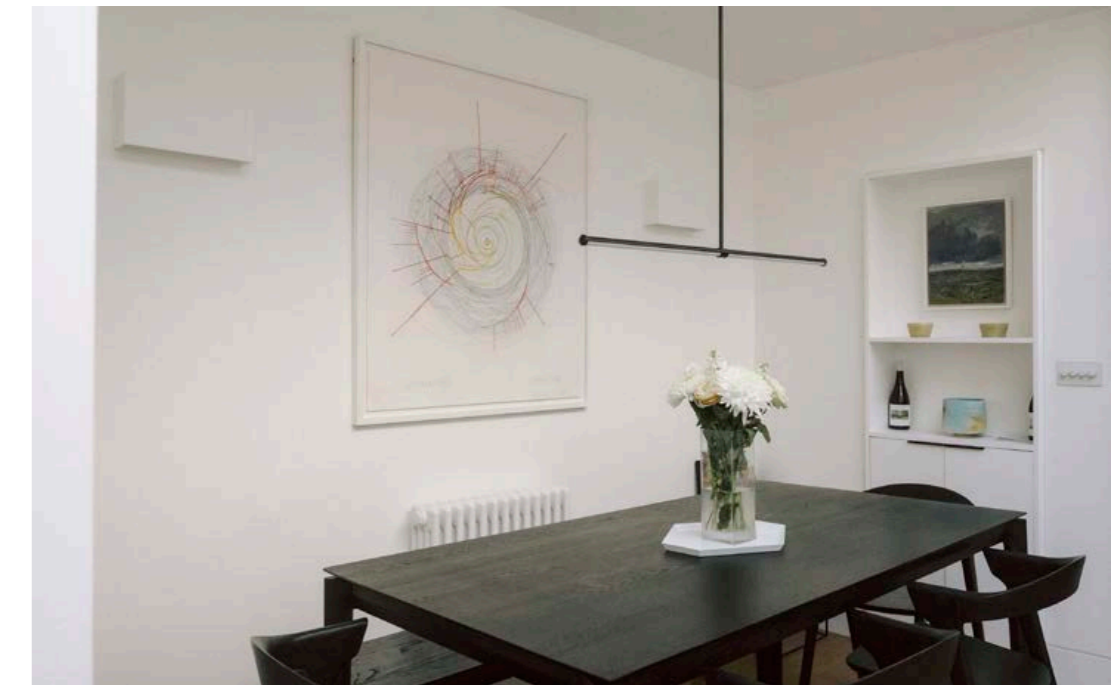
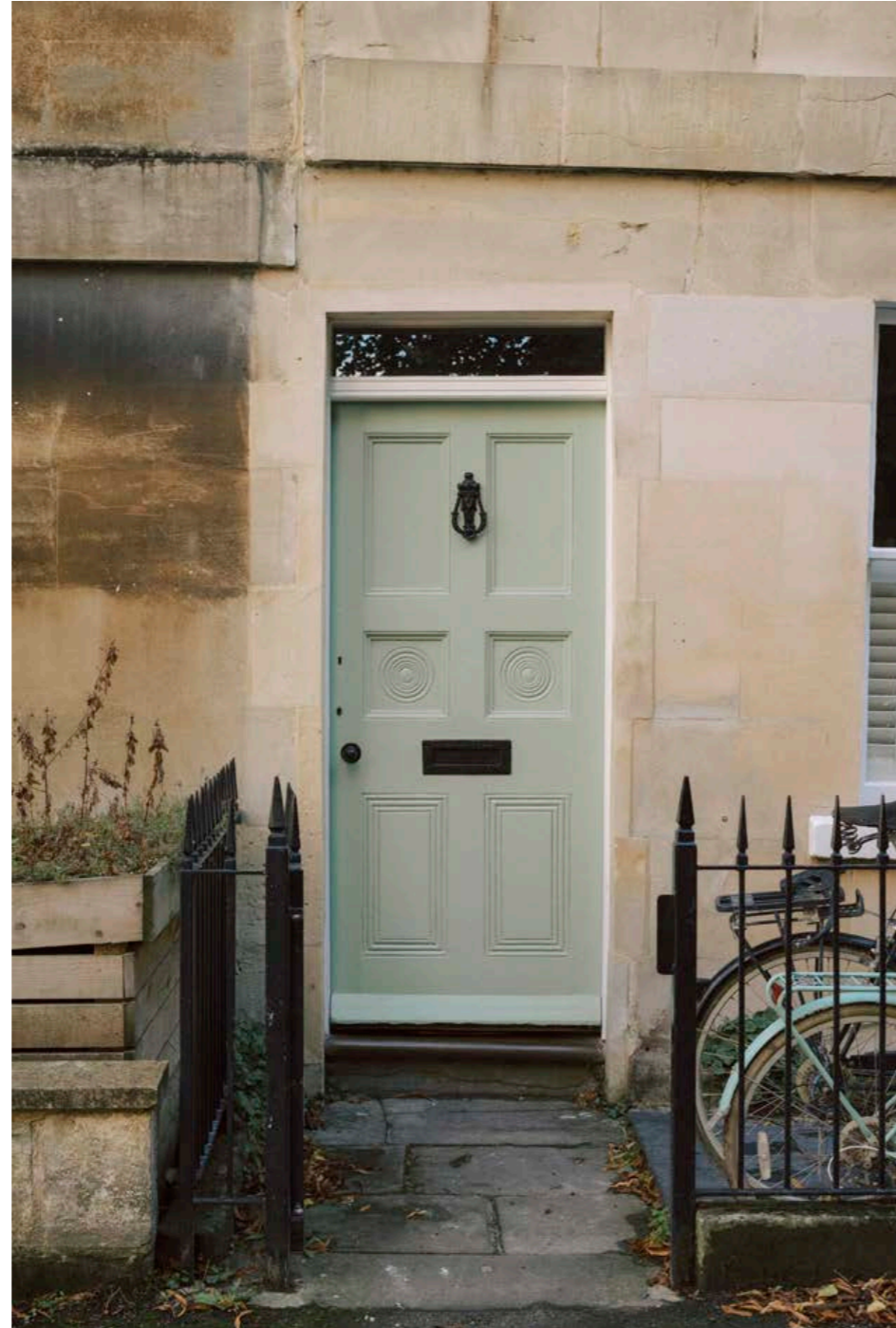
Services: We are advised that the property is connected to mains gas, electricity, water, drainage and superfast fibre optic broadband.

Tenure: We are advised that the property is Freehold.

Viewings: Strictly by prior appointment with the agent Knight Frank LLP.

SITUATION

St Marks road is a picturesque cul-de-sac situated within the heart of Widcombe to the south of the World Heritage City of Bath. Widcombe is one of the finest residential areas in Bath, with its own vibrant parade of shops, cafés, pubs and local businesses giving the area a distinct village feel. Bath Spa station is a short level walk north as is Bath City centre, on foot to the east Widcombe Parade and the Kennet & Avon Canal leading to Prior Park and its National Trust landscape. To the south Alexandra Park with its breathtaking views across the city. Also within close proximity the Two Tunnels cycleway. The property is ideally located to take advantage of Bath's exceptional state and private educational offerings; Acorns Nursery is located opposite, with Widcombe Infant and Junior schools a short walk away, all are Ofsted outstanding rated. A short 5 minute drive away are The Paragon, Prior Park College, Hayesfield, Beechen Cliff, Monkton Combe and King Edwards. With The Royal High and Kingswood a 10 minute drive away. By train London Paddington is only 1 hr 20 minutes and Bristol 12 minutes from Bath Spa Station.



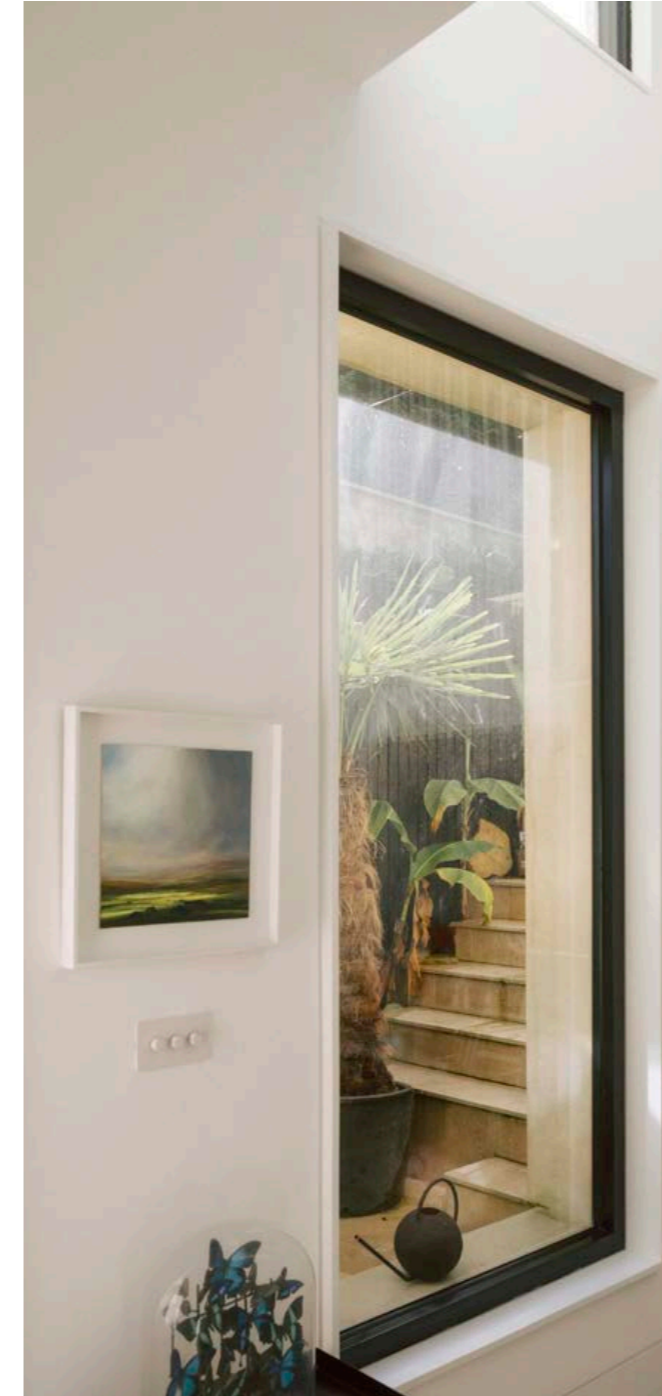
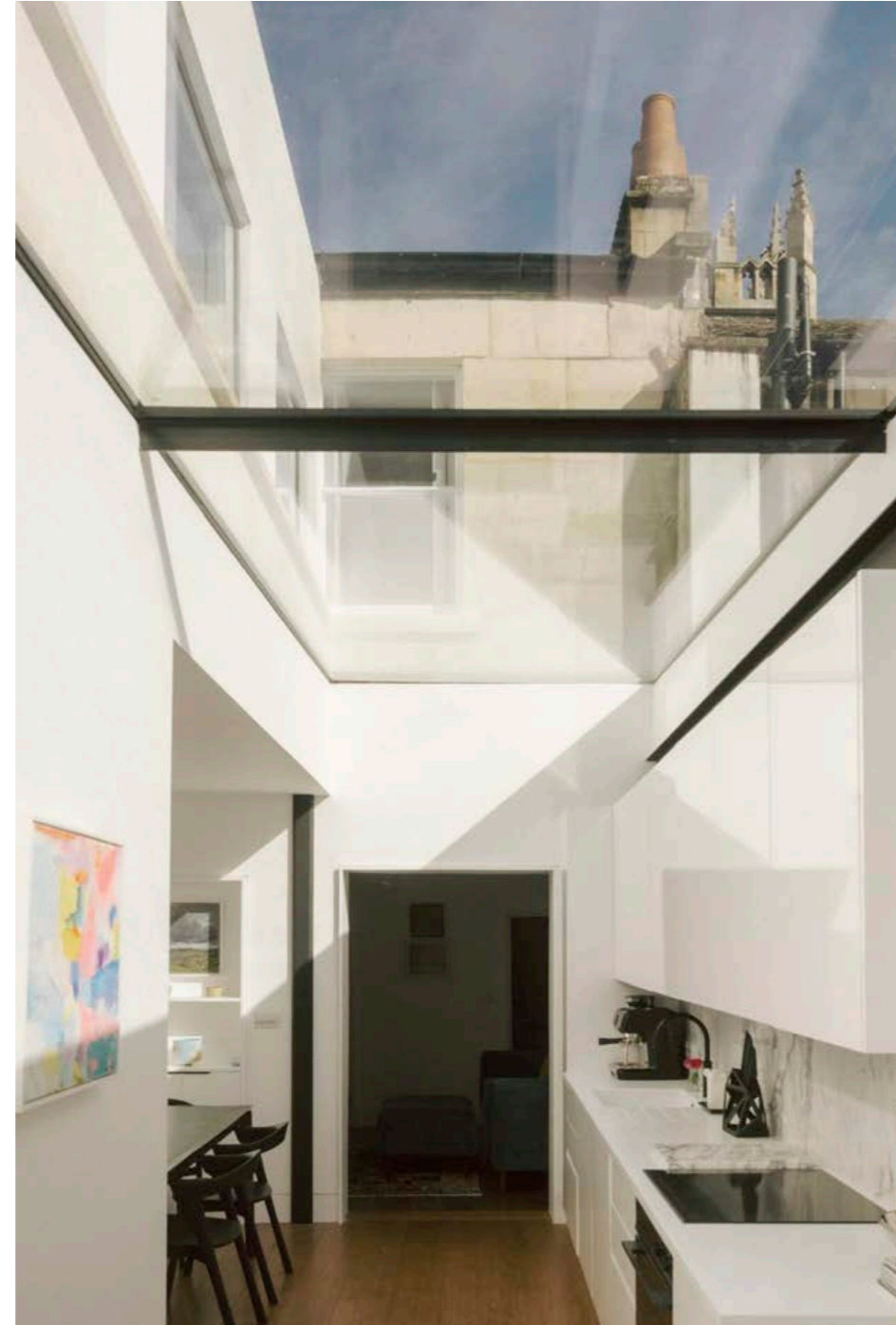
THE HOUSE

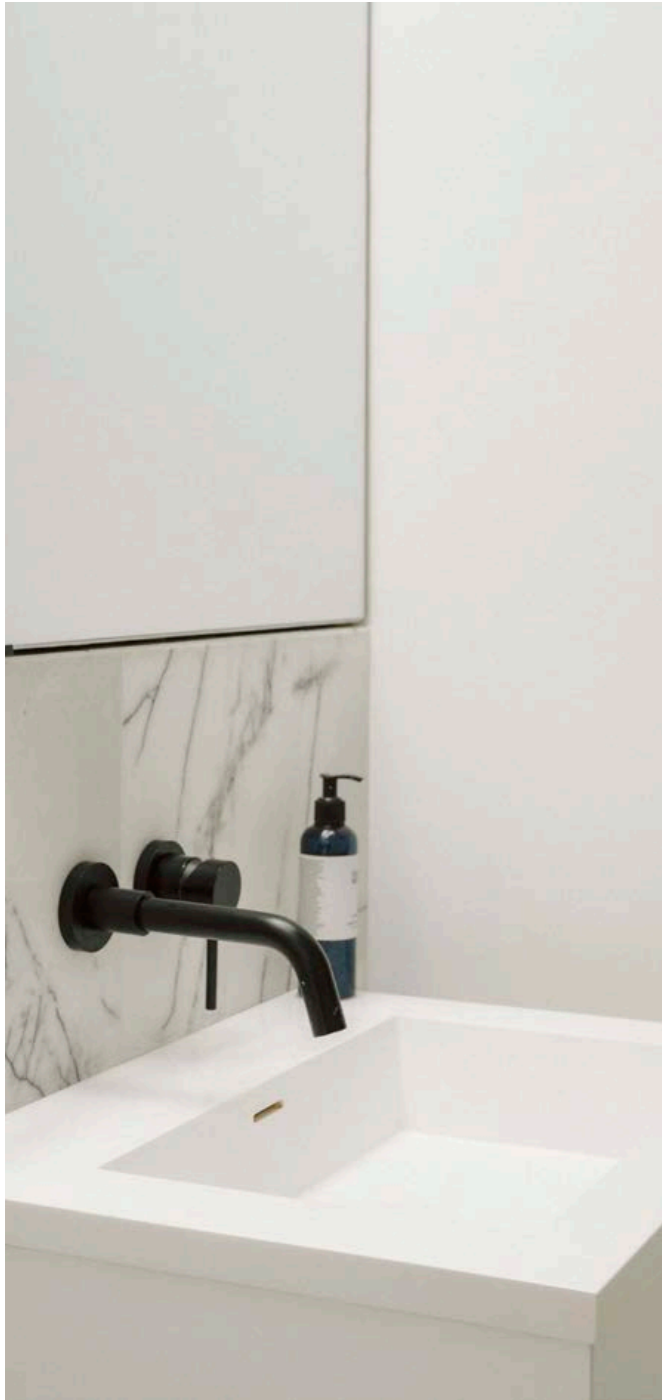
This Grade II Listed, award winning home has been lovingly restored and re-imagined by its current owners and award winning Architects Lord Architecture. The resulting property strikes a balance between the sensitive restoration of the historic cottage and a contrasting contemporary series of interventions to the rear. A strong desire to draw the landscape inward and flood the internal spaces with natural light was central to the design ethos. Internally the historic part of the cottage has been lovingly restored, period fireplaces sourced, bespoke joinery created, and skirting, cornicing and historic oak flooring introduced.

Throughout the property a muted interior palette allows the owners artwork, sculpture and books to fill the spaces with colour and are complimented by statement pieces of furniture. A glimpse of modern glazing with framed landscape views greet you on arrival and draw you through the historic spaces to the rear, where a contrasting modern yet complementary aesthetic clearly defines the junction between new and old.

The minimalist kitchen and open plan dining area reside under an 8m long by 2m wide structural glass roof in only 2 panes, which flood the interior with natural light and provide long reaching green views of Beechen Cliff rising above. Feature sliding doors to the rear 2.8m high allow access to the south facing gardens and framed views of a 3m high palm tree shading the lower courtyard.

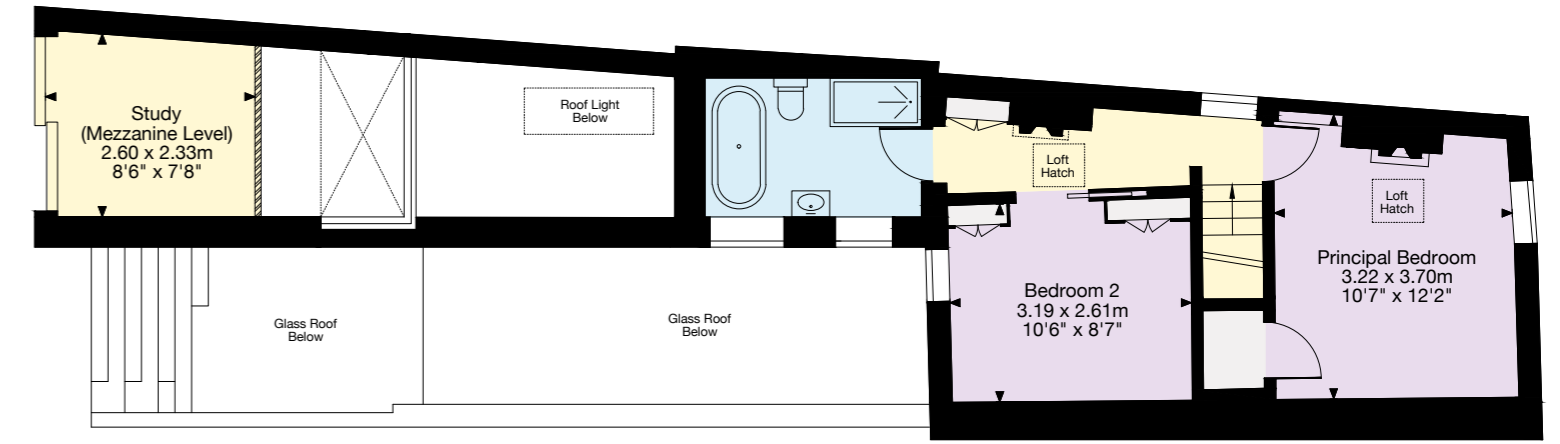
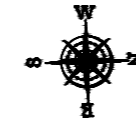
As you continue through the property, it unfolds with oversized doors and double height ceilings and secret spaces, the most impressive of which is a double height split-level room, with floating mezzanine, walk on glazing, pop-up glass roofs, picture windows and a 'lion, witch and the wardrobe' bathroom concealed by joinery.



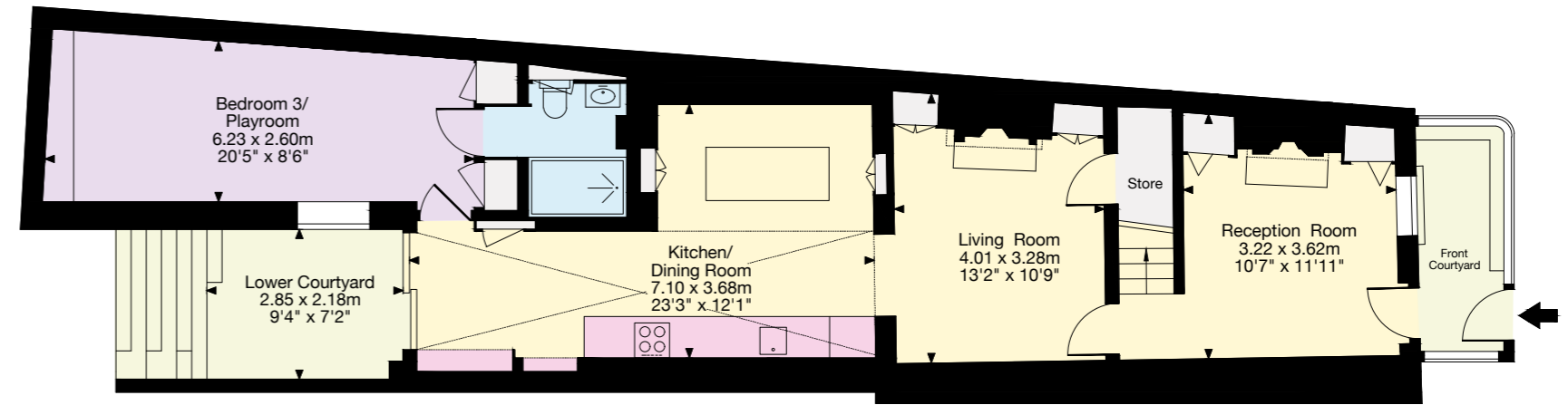


OUTSIDE

Externally, a series of landscaped courtyards and a level lawn provide a private oasis within the city, framed by the rigour of rubble and free-stone walls.



First Floor



Ground Floor

Gross Internal Area (Approx.)
Total Area = 101 sq m / 1,090 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

We would be delighted
to tell you more.

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