



4 Combeside, Lyncombe Vale Road, Bath, BA2 4LU

4 Combeside, Lyncombe Vale Road, Bath, BA2 4LU

A superb 4-bedroom detached family home situated in a quiet cul-de-sac on Bath's southern slopes, close to lovely walks and nearby cycle paths

Entrance hall | Sitting room | Kitchen/dining room | Music room | Playroom/study | Utility room | Cloakroom | 4 bedrooms (2 ensuite) | Family bathroom | Delightful gardens | Garden room | Swimming pool | Office | Garage | Ample parking

Combeside is a peaceful cul-de-sac on Bath's sought-after southern slopes, set within the semi-rural landscape of Lyncombe Vale. The area offers beautiful walking and cycling routes including Alexandra Park, the Two Tunnels Sustrans Way, National Trust Prior Park and the Bath Skyline trail. Local amenities on Bear Flat are close at hand, and both Widcombe and Bath Spa Station can be reached on foot.

Widcombe offers a thriving community with a social club, pubs, cafés, supermarket, pharmacy and independent shops. Bath itself provides extensive cultural and leisure amenities, from restaurants, galleries and theatres to Bath Rugby and the Thermae Spa. High-speed rail services run from Bath Spa to London Paddington and Bristol Temple Meads.

Description

Built in 1980, no. 4 Combeside is one of four detached properties in this quiet cul-de-sac.

A generous hallway rises to a landing, with a WC and understairs storage. The ground-floor living spaces (excluding the kitchen) have wooden floorboards and glazed doors that allow each room to be used independently or opened to create a more flowing layout. The sitting room overlooks the front garden and features a wood burner set flush into the wall.

To the rear, a light-filled 2016 extension includes the music room, which offers built-in storage and shelving, and the adjoining playroom/study. The kitchen is a bright space, fitted with dove grey cabinetry, granite worktops and a gas range cooker. The dining room opens onto a south-facing deck, enhancing the home's indoor-outdoor connection. A utility room sits to the rear of the kitchen with access to the terrace.





Upstairs, there are four bedrooms, two ensuite, along with a family bathroom. The rear ensuite bedroom enjoys extra-large Velux windows and a glazed door opening onto a Juliet balcony, while the front ensuite bedroom benefits from built-in wardrobes and a wooden balcony.

Outside

The property sits within a tranquil, green setting surrounded by mature planting. At the front, hedging and pathways mark the boundaries of the four houses, creating an open and natural feel. There is parking for several cars on the driveway and in front of the garage, which also has an electric vehicle charging point. An office adjoins the garage, with a decked terrace above. The south-facing front garden is mainly lawned, with further garden extending beyond a brook into an orchard area with apple trees.

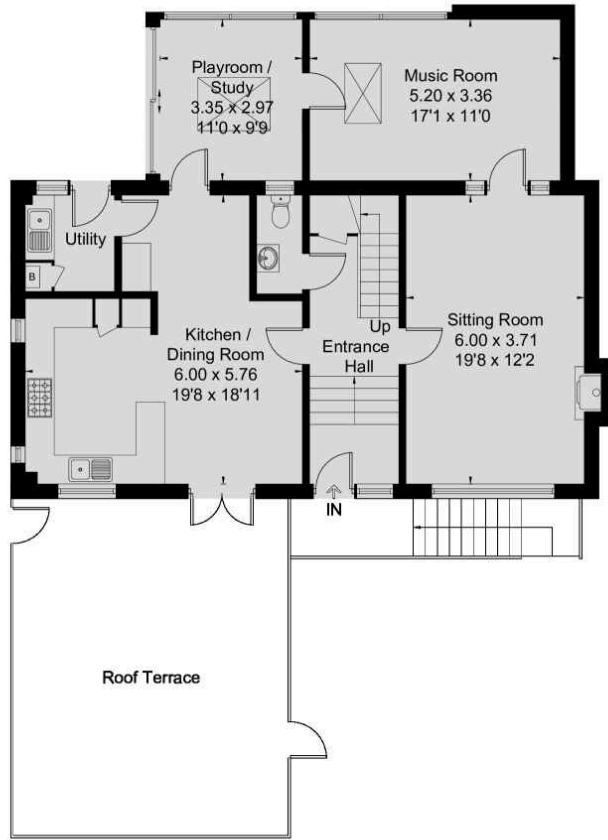
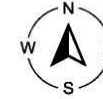
A path leads to the rear terraces, arranged across several levels with gravel beds, mature shrubs and small trees. The upper decked terrace includes the swimming pool, surrounded by composite decking, and a garden room with a kitchenette area and WC. A discreet fruit cage sits to one side, and a gate at the top of the plot provides access to a footpath leading to Greenway Lane.

General Information

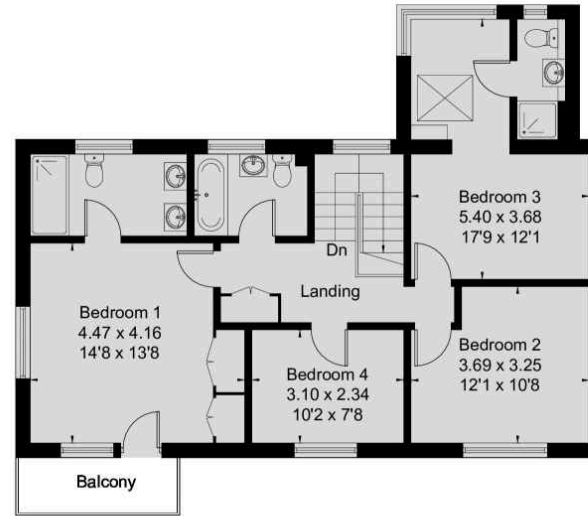
Bath & North East Somerset Council. Council Tax Band G. Freehold tenure. Mains services connected. Superfast fibre optic broadband. Green credentials: Solar panels installed and swimming pool heated by an air-source heat pump.



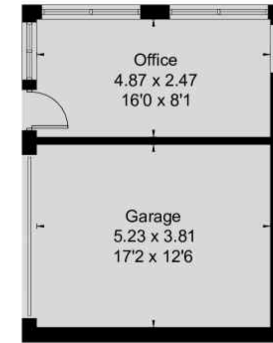
Approximate Floor Area = 178 sq m / 1915 sq ft
 Outbuildings = 18 sq m / 193 sq ft
 Garage / Office = 31 sq m / 333 sq ft
 Total = 227 sq m / 2441 sq ft



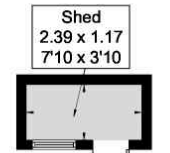
Ground Floor



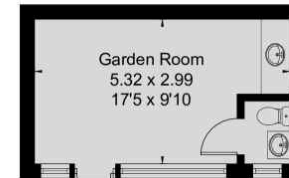
First Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



Drawn for illustration and identification purposes only by @fourwalls-group.com #109771