



9 Lansdown Crescent, Bath, BA1 5EX



## A truly exceptional Grade I listed Georgian townhouse positioned towards the centre of this most desirable Bath Crescent

| Entrance hall | Inner hall | Dining room | Kitchen | Laundry room | Cloakroom | Garden room | First floor drawing room and with drawing room | Master bedroom with en suite dressing room and bathroom | 4 further bedrooms | 2 bathrooms | Wet room | Home Office | Gym/family room | Boiler room | Shower/cloakroom | Kitchenette | Wine store | Vault | Landscaped gardens |

Lansdown Crescent was designed by John Palmer and constructed between 1789 and 1793. The buildings have a clear view over central Bath, being sited on Lansdown Hill near to, but higher than, other well-known Georgian buildings including the Royal Crescent, St James's Square, and The Circus. It forms the central part of a string of curved terraces, including Lansdown Place East and West, and Somerset Place, which were the northernmost boundary of the development of Georgian Bath. It is considered one of the finest locations in Bath and the houses within the Crescent are of an exceptional quality.

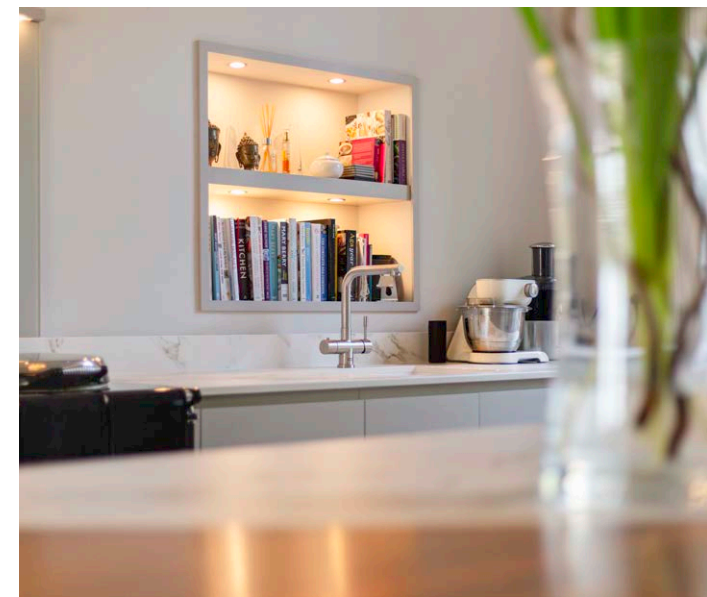
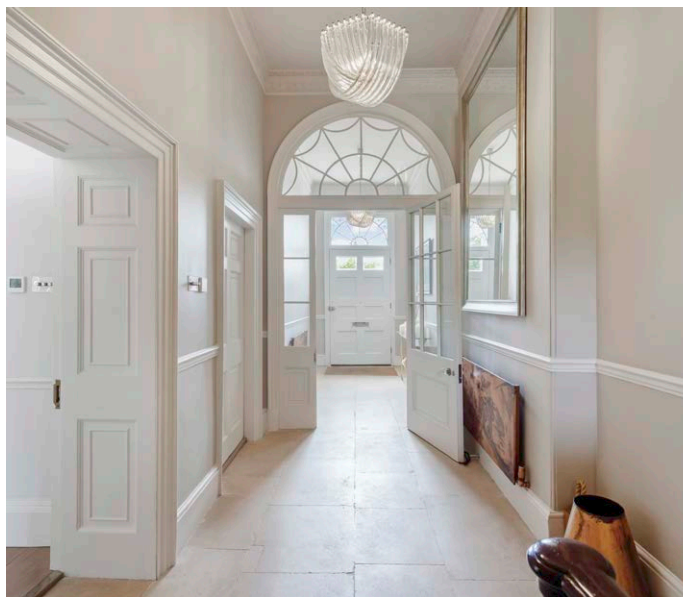
Bath City Centre provides an extensive range of shopping facilities, several fine restaurants and wine bars, the Theatre Royal, several museums and the Thermae Spa. Bath Spa railway station provides a main line direct service with access to London Paddington (approximately 80 minutes) and the City of Bristol. The M4 (junction 18) is approximately 10 miles to the north, providing direct routes to London, South Wales, Bristol and the Midlands via the M5. Nearby schools include the Royal High, Kingswood and St Stephen's Primary School. Also within easy reach are Lansdown Squash and Tennis Club, Lansdown Golf Club and Bath Racecourse.

### Description

Entering the house via the beautiful front door, you are immediately struck by the grandeur. The stone cantilevered staircase majestically rises to the upper floors. Original stone floors, a Georgian fanlight above both the front door and inner porch door, and stone hallway creates the atmosphere.

On the ground floor there is a kitchen and dining room. The windows to the front afford far-reaching views and charming views from the kitchen across the gardens. Appliances include a black electric AGA with extra side oven module, under-counter refrigeration and a slimline wine cooler and integrated dishwasher. The high-quality worktops are Dekton. A good-sized central island provides plenty of extra storage as does a ladder cupboard on the opposite wall.

To the rear of the ground floor is a cloakroom and the hall culminates at the laundry room. Here you find a bank of built-in cupboards which house extra refrigeration and a full-length freezer. On the other wall is a butler's sink and a stacked washing machine and dryer. There is a back door out to the lower garden.









One unusual and very special feature of No. 9 is the first-floor half landing garden room which gives effortless access to the gardens and a superb place to sit enjoy the views.

On the first floor is the classic drawing and withdrawing room. The views from the drawing room are exceptional. Both rooms have very high ceilings, grand cornicing and beautiful engineered timber floors. The drawing room has an integrated unit which provide a super drinks cupboard with sink and tap.

On the first floor half landing is a guest bedroom with its own well-fitted bathroom.

The whole of the second floor is beautifully laid out with a master bedroom, ensuite bathroom and a wonderful dressing room which has a central island and feels comfortable and luxurious.

On the top floor are three good-sized double bedrooms, a wet room and a further bathroom.

The lower ground floor provides two superb rooms. To the front of the house our clients have created a lovely home office with bespoke built-in desking with shelving and filing space. There are two large windows giving a great sense of light and space. The other main room is being utilised as a gym/work out room and also has great space for a sitting/tv area. To the far end of the lower level is a shower/cloakroom and a fully fitted out boiler room with commercial grade boilers and high-level plumbing fitments commensurate with a house of this quality. To the front of the property there is a small kitchenette with microwave and worktop with sink. This leads through to two large vaults, one being for wine storage.

#### Externally

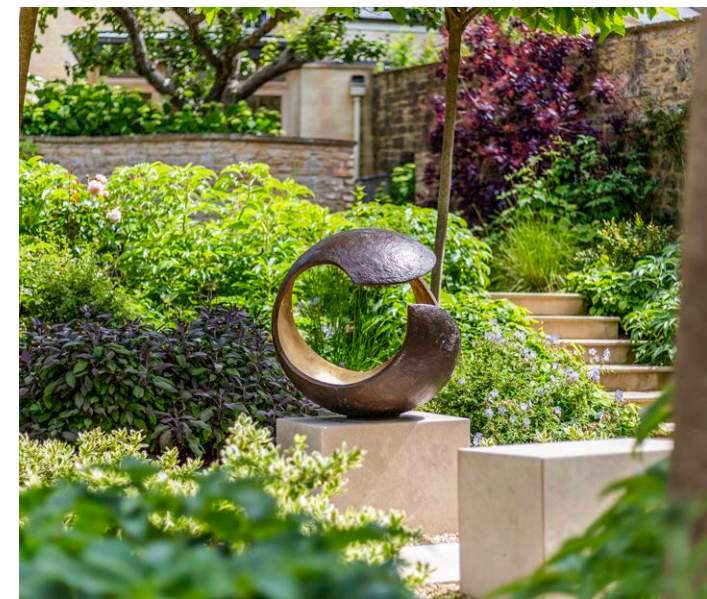
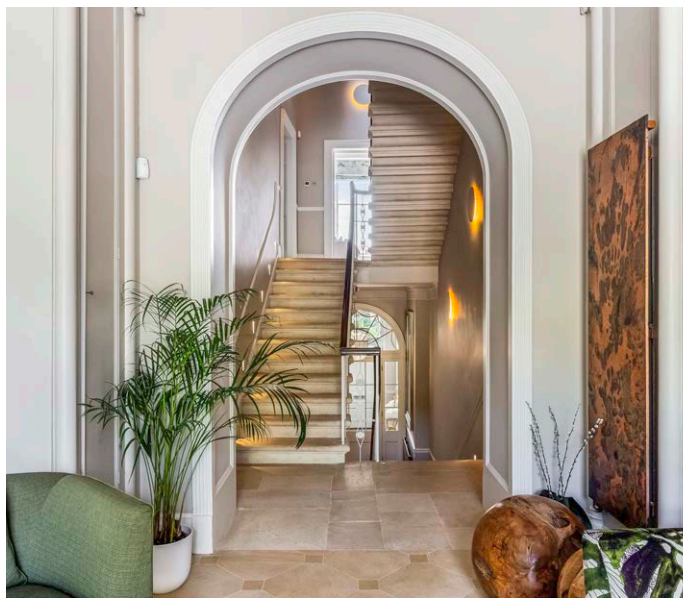
The gardens are of particular note and are a huge source of pleasure to our clients. They have been beautifully designed, planted and landscaped by Woodhouse and Law and provide a perfect balance of interesting planting with some elegant terraces, walling and paving which gives a great sense of space and form. A superb centrepiece to the garden are six non-fruiting Mulberry trees.

#### General Information

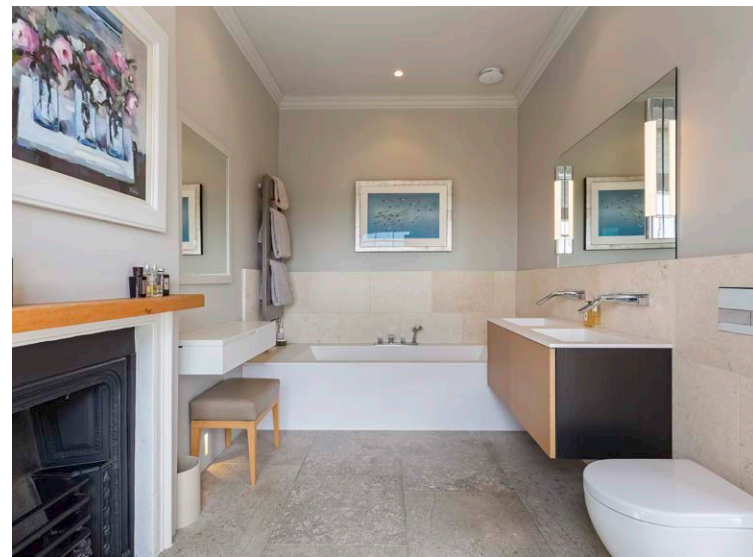
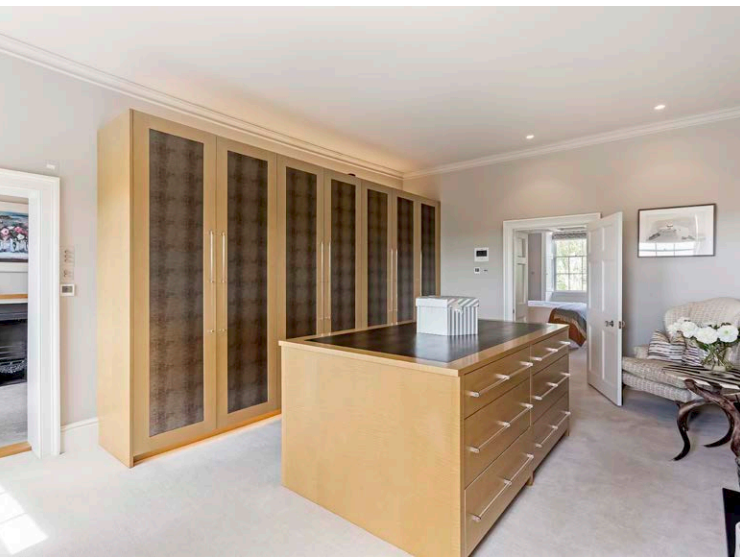
Bath & North East Somerset Council.

Council Tax Band H.

The tenure is Freehold. Mains services connected.

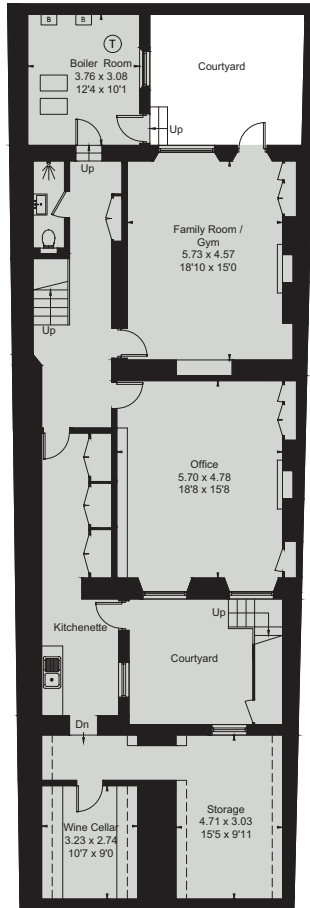




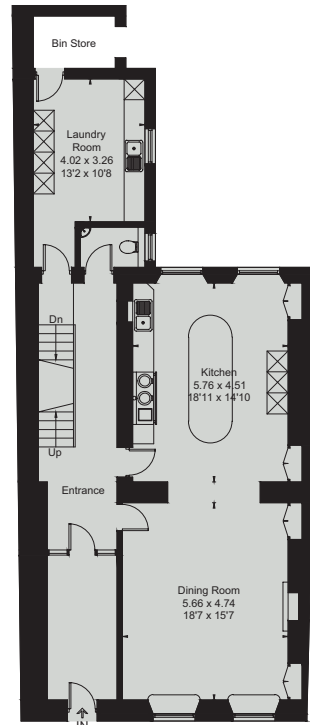




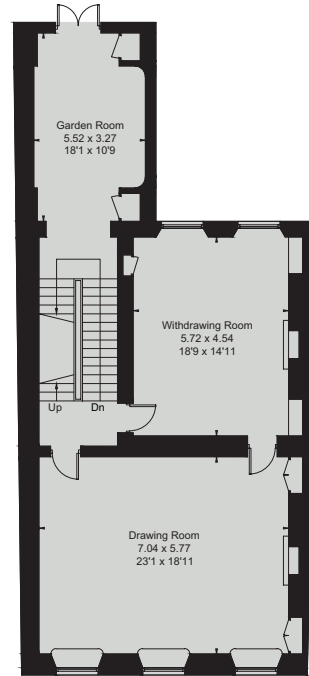
Approximate Floor Area = 543.3 sq m / 5848 sq ft



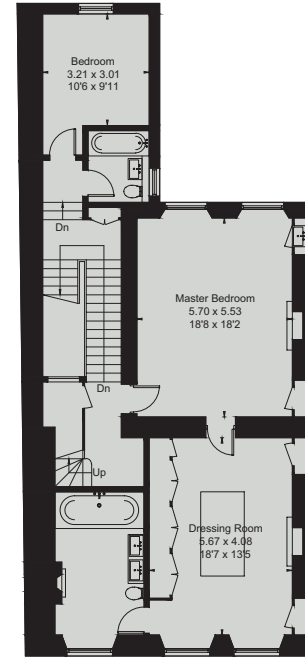
Lower Ground Floor



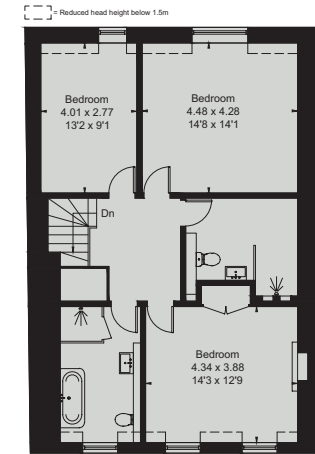
Ground Floor



First Floor



Second Floor



Third Floor

