



THE PRIORY

Lyncombe Hill, Bath, BA2



A GRADE II LISTED VICTORIAN VILLA WITH STUNNING GARDENS

A distinctive grand villa set high above the road offering a wonderful family home.



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Services: We are advised that the property is connected to mains gas, electricity, water, drainage .

Local Authority: Bath and North East Somerset

Council Tax: H

what3words: ///rocks.ocean.tiles

Method of Sale: We are advised that the property is Freehold.

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



SITUATION

This grand Villa is set high above the road in an extensive garden emphasising its commanding position on Lyncombe Hill. Widcombe is on the south side of Bath just a stone's throw from the City centre but part of a lovely local community. Bath has a wide range of independent retailers, restaurants, museums, theatre and art galleries, all of which are close by. The city also has a wide range of excellent local schools and the University of Bath has an international reputation for its high standards and Olympic training facilities. Ideally positioned, the property is just a six-minute walk from the station, with direct trains to London taking approximately 75 minutes. The M4 motorway is also easily accessible, situated around 13 miles to the north.









THE HOUSE

The Priory is an excellent example of the picturesque Tudor-Gothic style that became fashionable in the early Victorian period. The house has an elaborate hexagonal entrance porch with pointed arches and flagstone hallway. Constructed from limestone ashlar, many period features remain with tall clustered chimney stacks, bay windows, original fireplaces, intricate cornicing and elegant joinery frame some of the main the rooms.

A large drawing room with bay windows and an open fireplace is beautifully proportioned. It leads off the hallway to the left and an impressive light filled dining room also with marble fireplace, cornice work and three floor to ceiling sash windows is off the hallway to the right. Arranged over three floors, the house follows a traditional townhouse plan. A sweeping Georgian staircase rises through the centre of the house, lit by an elegant arched window that frames views across to Bathwick Hill. The half landing houses the first bedroom or office. The principal bedroom ensuite is spacious and overlooks the back garden and has a separate dressing room with fitted cupboards. A third bedroom ensuite is also on this floor. A back staircase leads up to separate apartment with its own bathroom, bedroom, kitchenette and sitting room.







THE HOUSE

The top floor of the house has a large double bedroom with marble fireplace and in built cupboards. Across the light filled landing an arched window overlooks the battlemented parapets. A dual aspect sitting room also with marble fireplace offers a large room with high ceiling perfect for both relaxing and entertaining.

The ground floor offers a large tiled floor kitchen and breakfast room with aga, integrated AEG oven and hob with marble topped island and surfaces. The kitchen with feature old bread oven opens onto a secluded back terrace and lawn. Alongside is a utility and boiler room. A ground floor landing leads to a bathroom, further storage cupboards and door to the cellar and large light filled conservatory. A former coach house attached to the rear has been transformed into a separate study, WC and Boot room with plenty of storage cupboards.







OUTSIDE

Through the separately listed Grade II boundary walls and gate piers, the driveway heads to the front of The Priory with its impressive terrace, a large front lawn with mature flower beds provides classic panoramic views over Bathwick Hill, Widcombe, Bath City Centre and Lansdown beyond. A courtyard provides ample parking for several cars.

Alongside the Conservatory, a side garden with pretty circular flower bed offers a quieter space. A back terrace with seating area leads up steps to a larger lawn beyond with views over Lyncombe Hill Fields. The current owners of The Priory are keen gardeners, and the gardens have been open as part of the annual Bath in Bloom competition celebrating local gardens, where the garden won a Gold Award.





The Priory

Lyncombe Hill, Bath

Gross Internal Area (Approx.)
530 sq m / 5,704 sq ft



Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2026.

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