



VAN DIEMENS LANE
Bath



A DETACHED, STYLISH, FOUR-BEDROOM FAMILY HOME

Spacious family living on Bath's northern edge, with planning permission for a two-storey side extension, outbuilding, double garage and in & out double gated driveway.



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Local Authority: Bath and North East Somerset Council

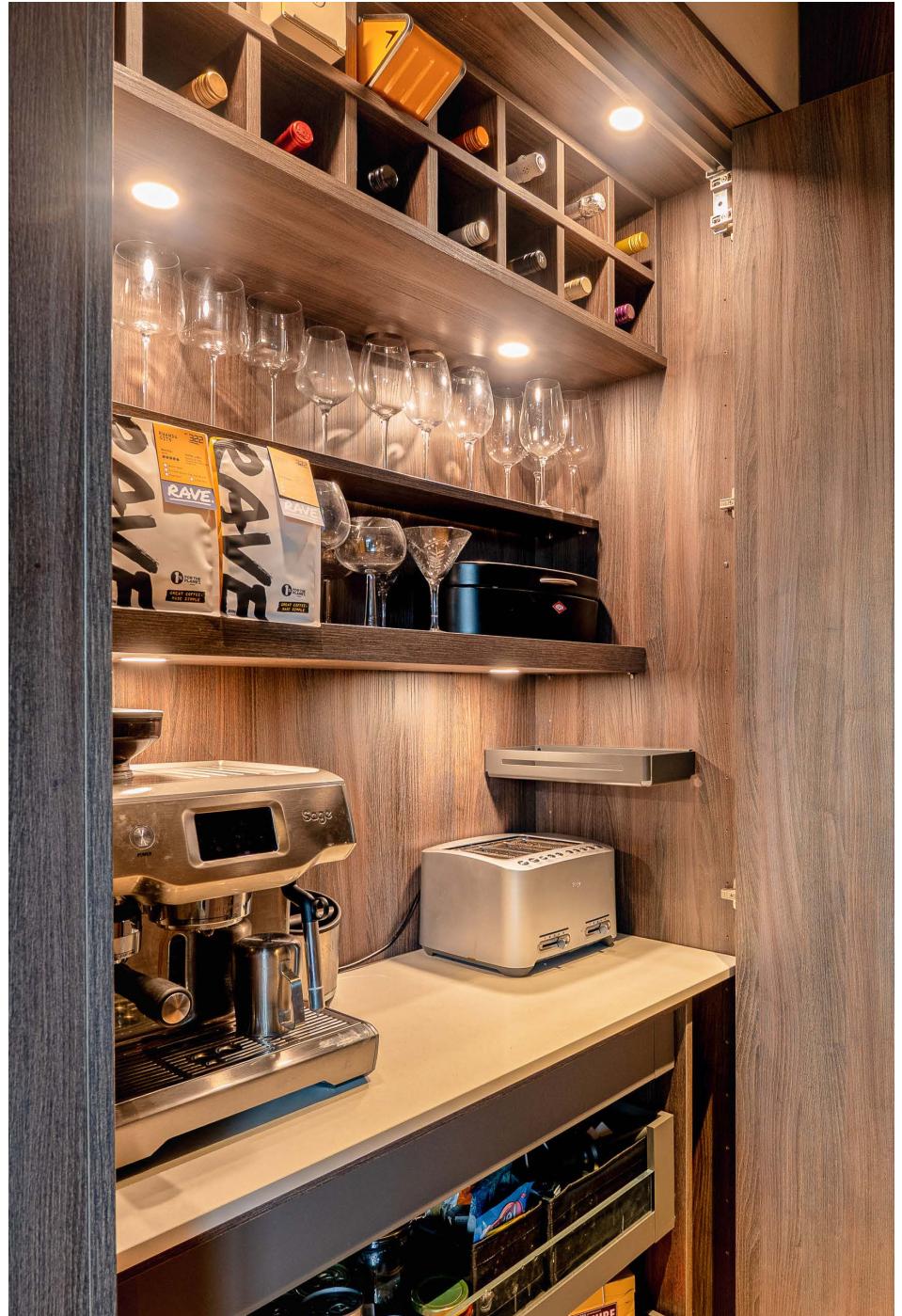
Council Tax band: G

Tenure: Freehold

what3words: //names.spent.clean

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

Guide price: £1,695,000



LOCATION

Van Diemens Lane sits on the central slopes of Lansdown, one of Bath's most desirable addresses. The city centre is only half a mile away, providing easy access to shops, restaurants, cultural venues and transport links. The area is well served for sport and leisure, including golf, cricket, horse racing and rugby. Excellent state and independent schools are close by, with Kingswood and The Royal High School both located on Lansdown.





THE HOUSE

Built in the late 20th century and fully refurbished, Tasman House offers a stylish and practical layout for modern family living. The entrance hall blends mid-century and contemporary design, and the property benefits from planning permission for a two-storey side extension, outbuilding and front entrance gate (25/02241/FUL).

A Crittall-style door opens to a bright study, with a cloakroom, WC and snug/TV room off the hallway. The rear of the house is arranged as an open-plan kitchen, dining and living space with chevron oak flooring, underfloor heating and wide sliding doors to the garden. The minimalist kitchen includes concrete-style worktops, a breakfast bar, larder, Quooker tap and space for an American-style fridge/freezer, with a utility room providing further storage. A contemporary dining extension adds a skylight, window seat and wraparound glazing.

Upstairs are four bedrooms, two with ensuites and built-in storage, plus a family bathroom. Recent upgrades include new windows, roof insulation, heating system, rewiring and replastering. Loft storage is accessed via a pull-down ladder.



OUTSIDE

The front of the property features a resin-bound driveway with space for several cars, an electric charging point and a double garage. Mature hedging encloses the plot, with gravel and lawn areas adding greenery.

The rear garden is mainly laid to lawn and surrounded by trees borrowed from neighbouring plots. Full-width composite decking links the house to the garden office—a timber-clad, air-conditioned workspace with glazing on two sides and a built-in desk.







CGI: Planning Approved

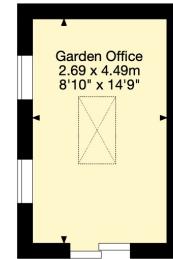
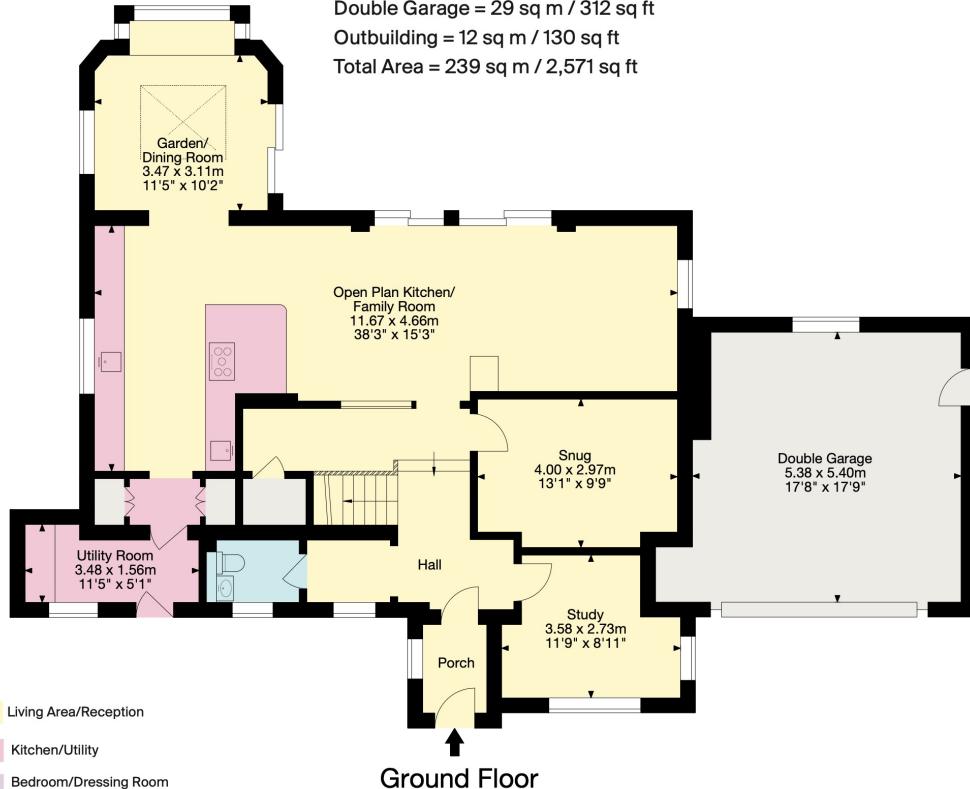
Van Diemens Lane

Bath, Somerset



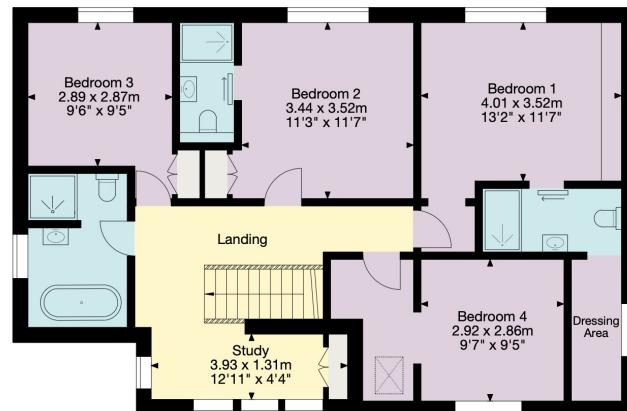
Gross Internal Area (Approx.)

Main House = 198 sq m / 2,129 sq ft
 Double Garage = 29 sq m / 312 sq ft
 Outbuilding = 12 sq m / 130 sq ft
 Total Area = 239 sq m / 2,571 sq ft



Outbuilding

(Not shown in actual location or orientation.)



(Including Double Garage / Outbuilding)

Approximate Gross Internal Area = 239 sq m / 2,571 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 the text of the particulars. © Capture Property Marketing 2024.

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. (ID767266)

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