



LYNWID COTTAGE

WIDCOMBE BATH

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



lordarchitecture
bespoke architecture & interiors



LYNWID COTTAGE

WIDCOMBE

Located in the heart of Widcombe to the south of the World Heritage City of Bath, Lynwid Cottage is an award winning Grade II Listed Georgian gem, restored and re-imagined to provide an exemplary family home. A grand design in miniature this project personifies the 'small homes grand living' mantra.



MAIN HOUSE

GROUND FLOOR

RECEPTION ROOM | LIVING ROOM
OPEN PLAN KITCHEN & DINING
BEDROOM III & PLAYROOM | EN-SUITE | MEZZANINE STUDY

FIRST FLOOR

MASTER BEDROOM | BEDROOM II | FAMILY BATHROOM

GARDEN & GROUNDS

FRONT COURTYARD
REAR LOWER & MIDDLE COURTYARDS
REAR UPPER COURTYARD & LAWN



WEST ELEVATION IN CONTEXT FROM ALTON PLACE

SITUATION

BATH SPA TRAIN STATION | 4 MINUTES WALK | 0.2 MILES

BATH CITY CENTRE | 8 MINUTES WALK | 0.5 MILES

M4 JUNCTION 18 | 30 MINUTES DRIVE | 11 MILES

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; Acons 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.



ST MARKS ROAD CONTEXT VIEW NORTH-WEST



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 4.2m high 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.

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.



EXTERIOR FRONT DOOR VIEW SOUTH



INTERIOR RECEPTION ROOM VIEW SOUTH WITHIN THE HISTORIC COTTAGE | MODERN CONNECTION TO THE LANDSCAPE VISIBLE BEYOND



INTERIOR LIVING ROOM VIEW SOUTH-WEST



INTERIOR LIVING ROOM DETAIL VIEW WEST



ABOVE : INTERIOR KITCHEN & DINING VIEW NORTH
LEFT : INTERIOR KITCHEN VIEW SOUTH | BEECHEN CLIFF RISES ABOVE TO THE SOUTH PROVIDING A TREE CANOPY VIEW



INTERIOR KITCHEN DETAIL VIEW SOUTH-EAST



INTERIOR KITCHEN DETAIL : BOOK-MATCHED MARBLE SPLASH-BACK



INTERIOR KITCHEN VIEW SOUTH-EAST



INTERIOR DINING VIEW NORTH-WEST



INTERIOR DINING VIEW WEST



INTERIOR DINING DETAIL : BESPOKE JOINERY



INTERIOR DINING VIEW NORTH-WEST



INTERIOR KITCHEN VIEW NORTH-EAST



INTERIOR KITCHEN VIEW SOUTH



INTERIOR DETAIL : EXPOSED STEEL & STRUCTURAL GLASS



ABOVE : INTERIOR VIEW SOUTH-WEST TO PLAYROOM
LEFT : INTERIOR PLAYROOM VIEW SOUTH-EAST



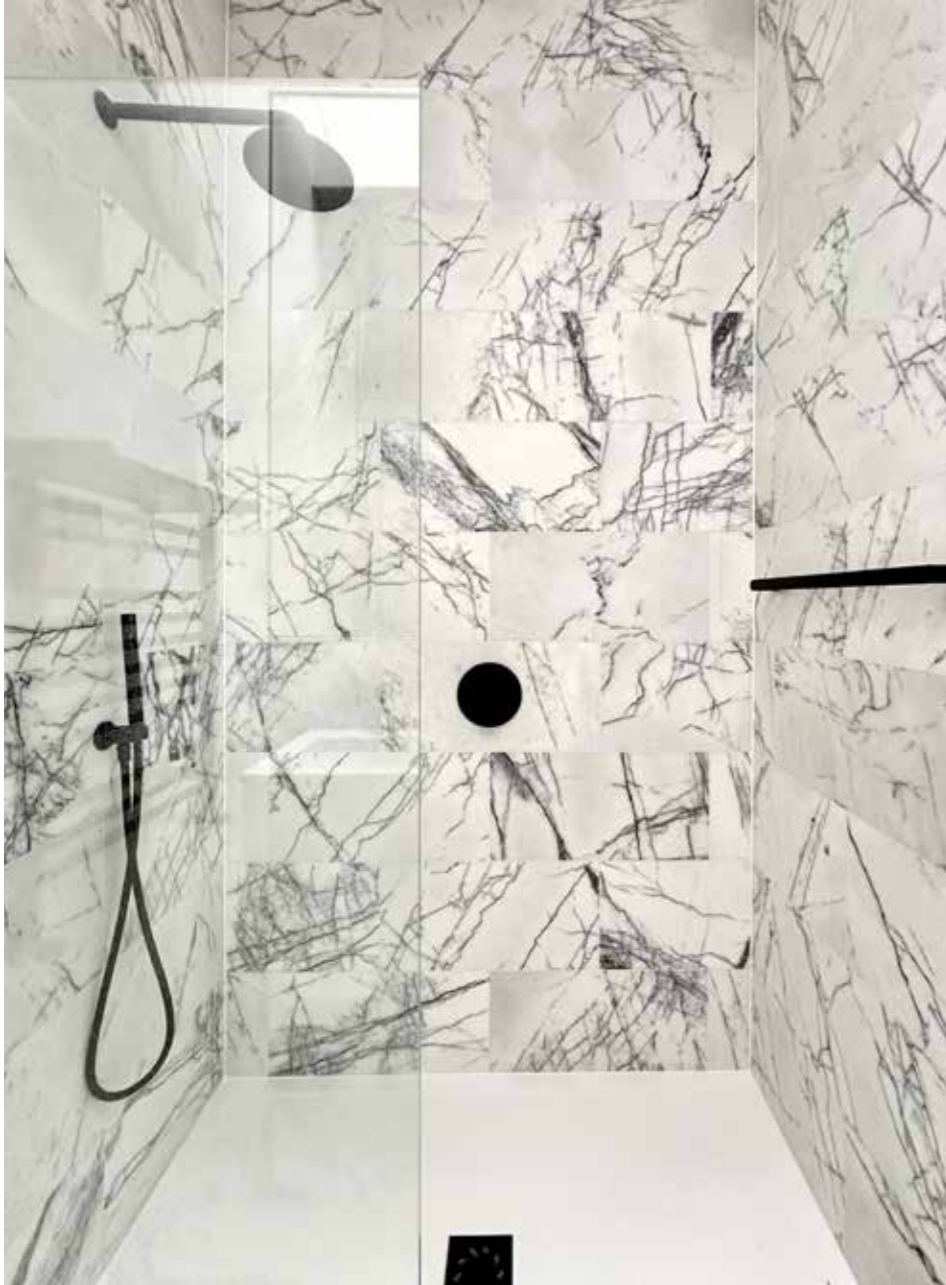
INTERIOR PLAYROOM VIEW NORTH-EAST



INTERIOR PLAYROOM DETAIL HIGHLIGHTING PICTURE WINDOW CONNECTION TO THE EXTERIOR & BESPOKE JOINERY PIANO HOUSING



ABOVE : BEDROOM III VIEW SOUTH HIGHLIGHTING BESPOKE JOINERY WITH MEZZANINE LADDER, HIGH LEVEL SLOT WINDOW & WALK-ON GLASS FLOOR.
LEFT : INTERIOR MEZZANINE VIEW NORTH HIGHLIGHTING STRUCTURALLY GLAZED 'POP-UP' VIEW TO ST MARKS TOWER



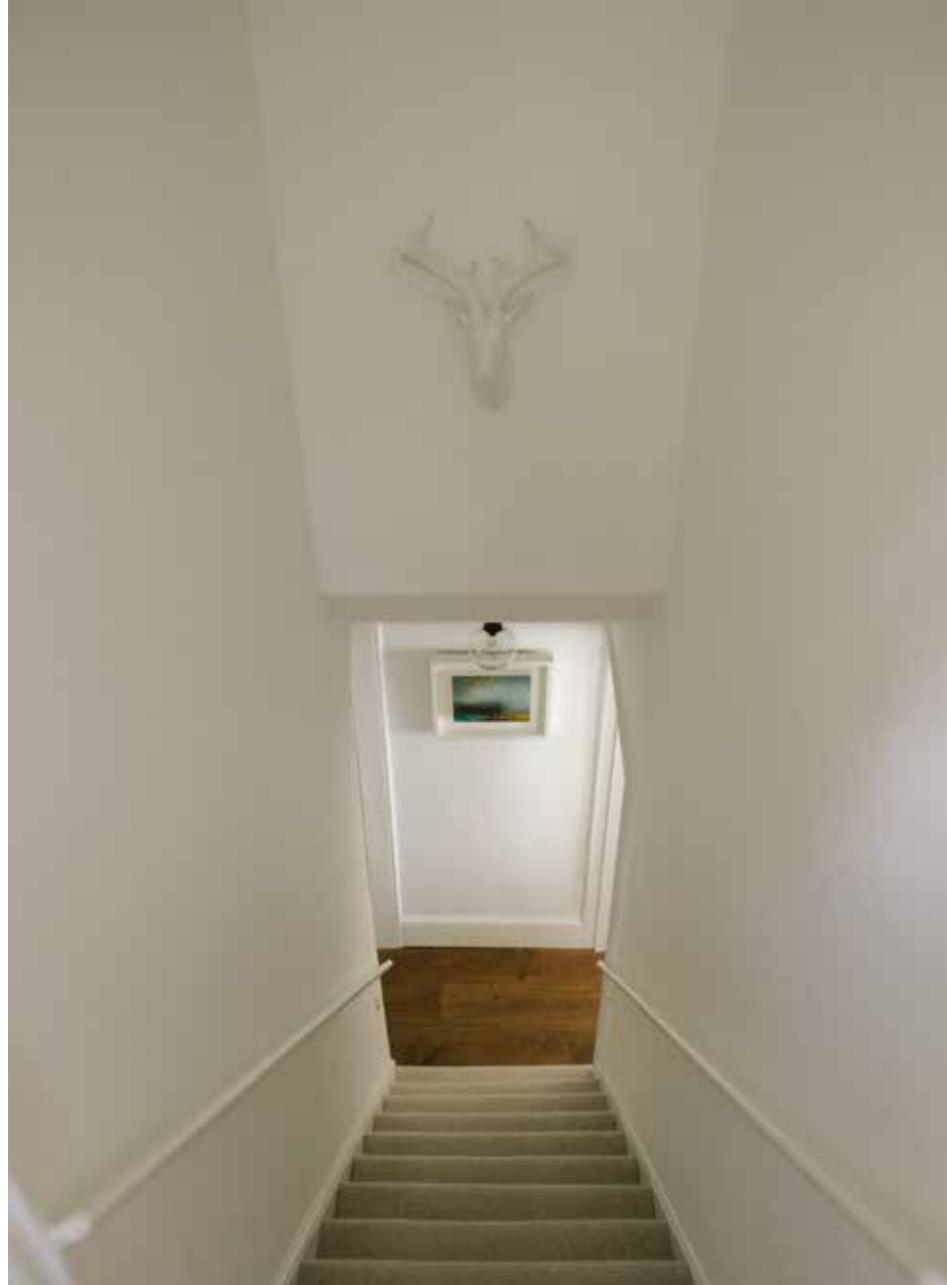
INTERIOR EN-SUITE VIEW EAST



INTERIOR EN-SUITE DETAIL



INTERIOR EN-SUITE VIEW NORTH-WEST



INTERIOR HALLWAY VIEW EAST



INTERIOR FIRST FLOOR BEDROOM II VIEW SOUTH-EAST



INTERIOR FIRST FLOOR HALLWAY VIEW NORTH-WEST



INTERIOR FIRST FLOOR MASTER BEDROOM DETAIL VIEW



INTERIOR FIRST FLOOR MASTER BEDROOM VIEW NORTH-EAST



INTERIOR FAMILY BATHROOM VIEW NORTH



INTERIOR FAMILY BATHROOM VIEW EAST



INTERIOR FAMILY BATHROOM DETAIL



ABOVE : FOSSIL & ASHLAR PLINTH BACKED BY BESPOKE RUBBLE WALL
LEFT : SOUTH ELEVATION & LOWER COURTYARD VIEW



LANDSCAPING DETAIL: CHARRED TIMBER WALL & BESPOKE STONE SEAT



MIDDLE COURTYARD EXTERIOR VIEW WEST HIGHLIGHTING THE EXTERIOR LANDSCAPING & SEMI-SUBTERRANEAN EXTENSION



EXTERIOR MIDDLE COURTYARD VIEW EAST



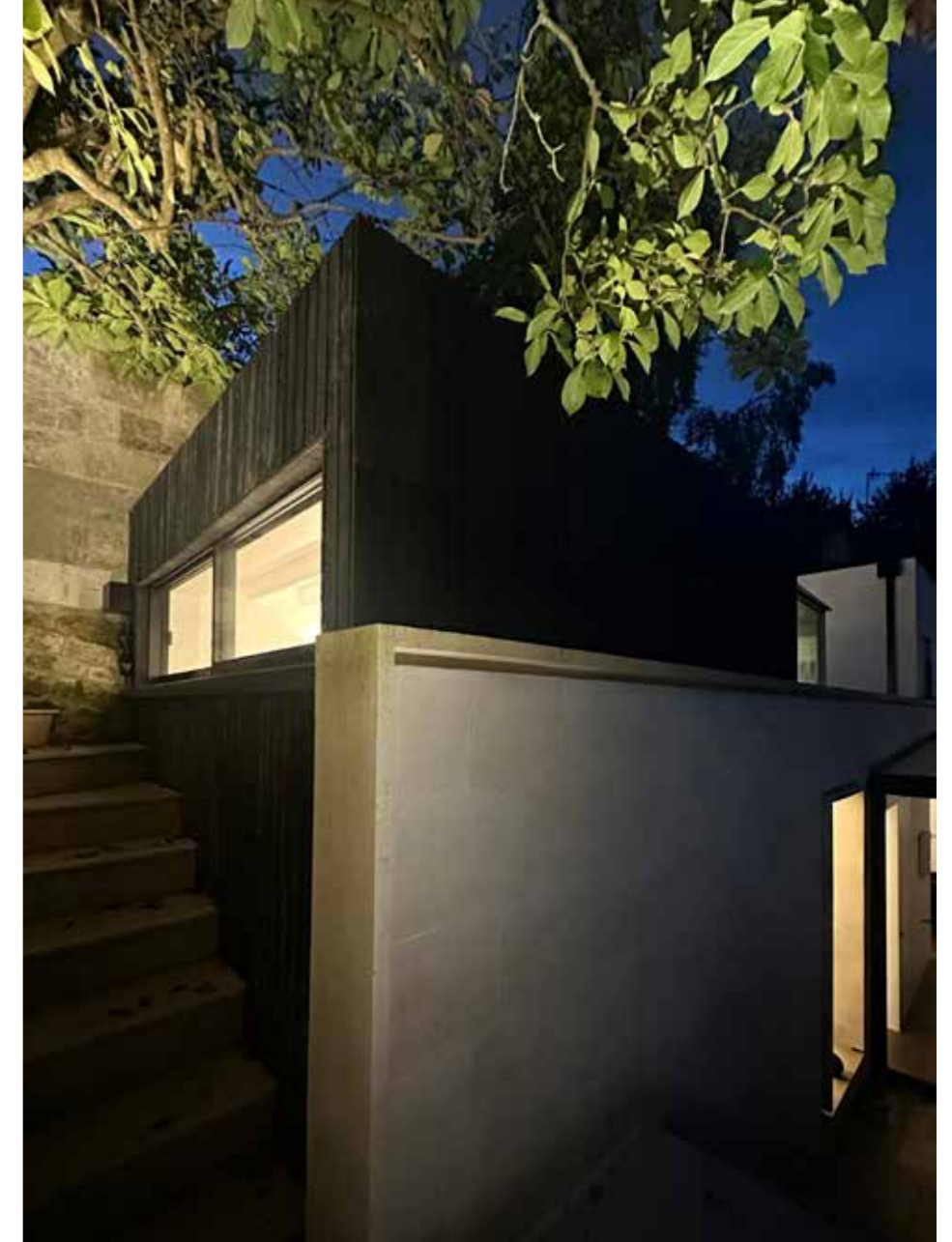
EXTERIOR UPPER LAWN VIEW EAST



EXTERIOR DUSK VIEW SOUTH-WEST



EXTERIOR DUSK VIEW WEST



EXTERIOR DUSK VIEW NORTH-WEST

LYNWID COTTAGE
FLOORPLAN

GROSS INTERNAL FLOOR AREA | 101.3 SQM / 1090.4 SQ FT

GROUND FLOOR | 65.4 SQM / 704 SQ FT

FIRST FLOOR | 30.5 SQM / 328.2 SQ FT

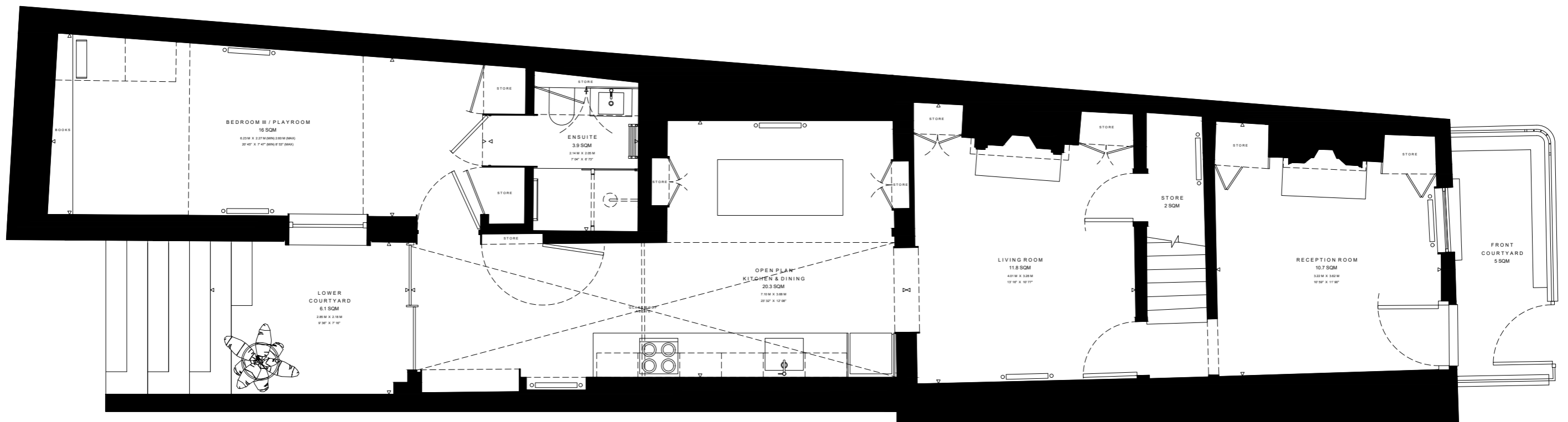
MEZZANINE | 5.4 SQM / 58.1 SQ FT

FRONT COURTYARD | 5 SQM / 53.8 SQ FT

LOWER COURTYARD | 6 SQM / 64.5 SQ FT

MIDDLE TERRACE | 35 SQM / 376.7 SQ FT

UPPER LAWN & COURTYARD | 54.5 SQM / 586.6 SQ FT



LYNWID COTTAGE
FLOORPLAN

GROSS INTERNAL FLOOR AREA | 101.3 SQM / 1090.4 SQ FT

GROUND FLOOR | 65.4 SQM / 704 SQ FT

FIRST FLOOR | 30.5 SQM / 328.2 SQ FT

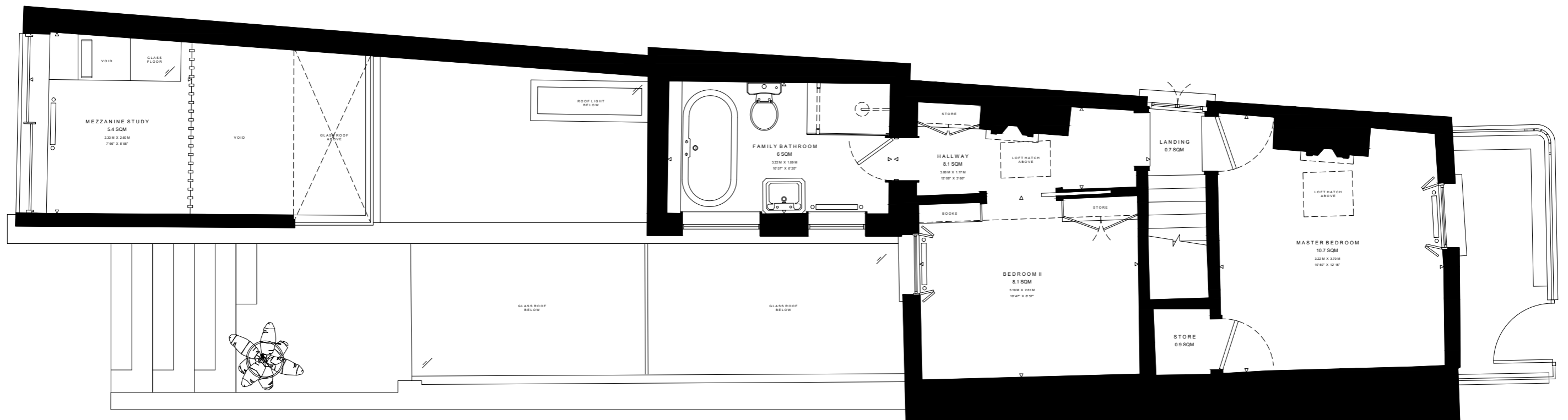
MEZZANINE | 5.4 SQM / 58.1 SQ FT

FRONT COURTYARD | 5 SQM / 53.8 SQ FT

LOWER COURTYARD | 6 SQM / 64.5 SQ FT

MIDDLE TERRACE | 35 SQM / 376.7 SQ FT

UPPER LAWN & COURTYARD | 54.5 SQM / 586.6 SQ FT





LYNWID COTTAGE

WIDCOMBE

Located in the heart of Widcombe to the south of the World Heritage City of Bath, Lynwid Cottage is an award winning Grade II Listed Georgian gem, restored and re-imagined to provide an exemplary family home. A grand design in miniature this project personifies the 'small homes grand living' mantra.



PROPERTY INFORMATION

TENURE | FREEHOLD

SERVICES | ALL MAINS CONNECTED

COUNCIL TAX | BAND D

...

VIEWINGS | BY APPOINTMENT ONLY



BATH
4 WOOD STREET, QUEEN SQUARE
BATH
BA1 2JQ

SAM DANIELS
01225 325 992
Sam.Daniels@knightfrank.com

KNIGHTFRANK.CO.UK

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated Dec 2025. Photographs and videos dated November 2025.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant.

A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.