



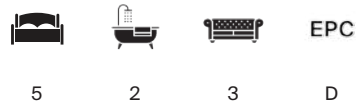
SION HILL

Bath, BA1



AN ELEGANT GRADE II LISTED PERIOD FAMILY HOME

Set on a quiet road in prime Lansdown, with a Georgian and Victorian style, garage and west-facing walled garden.



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

Local Authority: Bath & North East Somerset

Council Tax: G

what3words: ///reduce.gross.closed

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

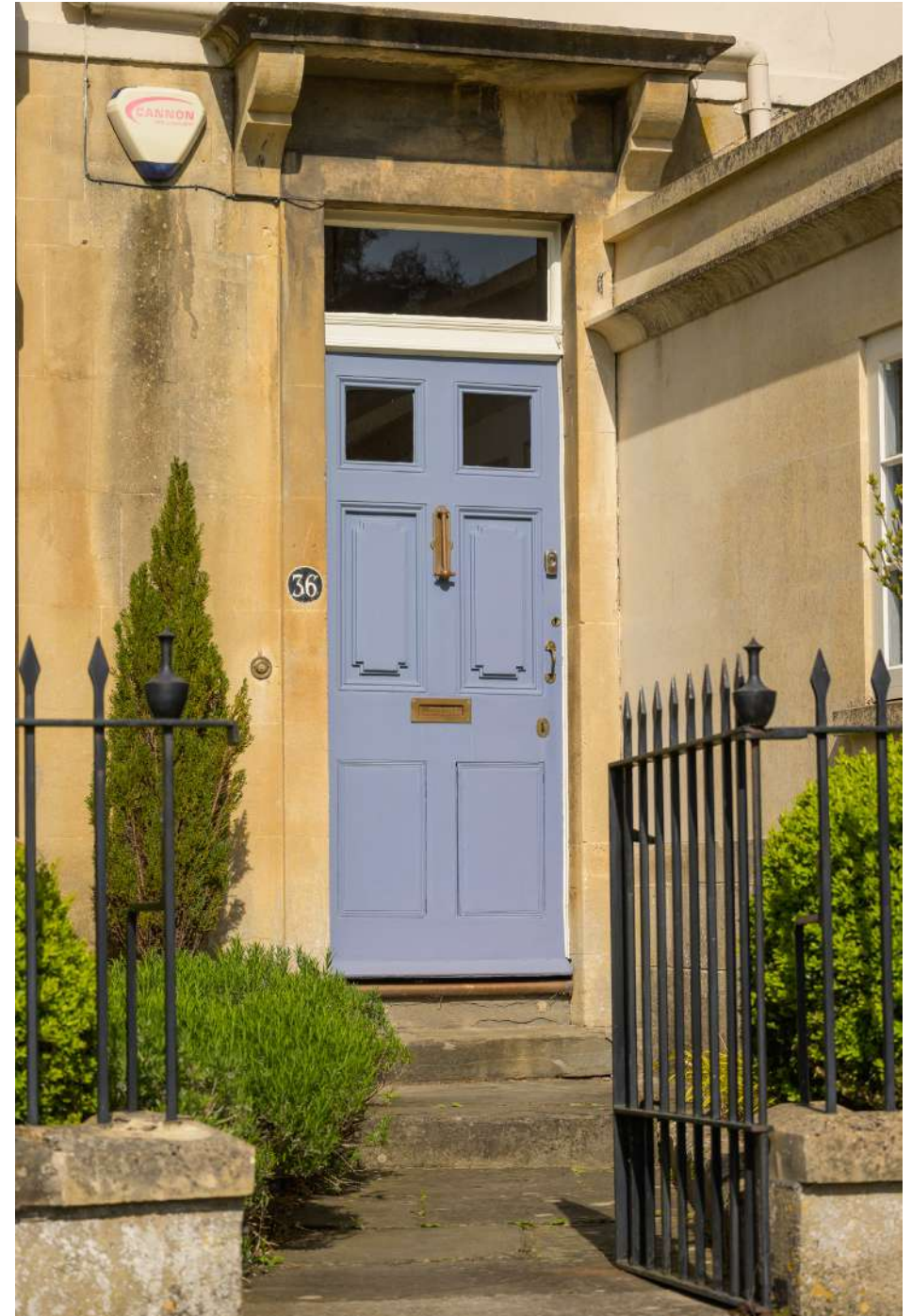
Viewings: Strictly by prior appointment with the agent Knight Frank LLP.



SITUATION

Sion Hill occupies a premium position within a highly sought-after residential area to the west of Lansdown Crescent. Perfectly positioned between town and country, it offers easy access to rural walks and the neighbouring countryside, while remaining conveniently close to the city of Bath.

A World Heritage Site, Bath is renowned for its Roman heritage and Georgian architecture and provides an excellent range of cultural, leisure, sporting and shopping facilities. There are a number of highly regarded schools in both the state and private sectors, including Kingswood, The Royal High School and St Stephen's, all within close proximity. Bath Spa station offers mainline rail services to London Paddington (approximately 75 minutes) and Bristol Temple Meads (approximately 15 minutes), with Junction 18 of the M4 about 11 miles to the north.









THE HOUSE

A Grade II listed property forming a delightful fusion of Georgian and Victorian architecture, this elegant family home is deceptively spacious and thoughtfully arranged to provide flexible accommodation over three floors. The rooms are well proportioned throughout and a wealth of period features has been retained, including ornate cornicing, attractive fireplaces and a fine central Georgian staircase.

The house is entered via a welcoming entrance hall with wooden floorboards and staircase rising to the upper floors. A cloakroom lies off the hall, and to the right is an office, currently used as a boot room, with direct access to the garage. To the left, in the Victorian part of the house, is a spacious sitting room featuring an impressive arched bay window, allowing natural light to flood the room.







To the rear is a comfortable family room/snug with French doors opening onto a terrace and the charming west-facing walled garden. The kitchen/dining room also enjoys direct access to the garden and provides an excellent sociable family space, fitted with a central island, range cooker and quality integrated appliances, with ample room for a dining table. Steps lead down to a cellar offering utility space, an additional sink and generous storage, naturally cool and ideal for storing produce.



On the first floor is a generous principal bedroom with bay window and a further bedroom which benefits from access to a roof terrace overlooking the garden. A third bedroom, currently in use as a study, a family bathroom and a separate shower room complete this floor. The second floor offers two further attractive bedrooms, ideal for children, guests or home working, completing this versatile and characterful family home.

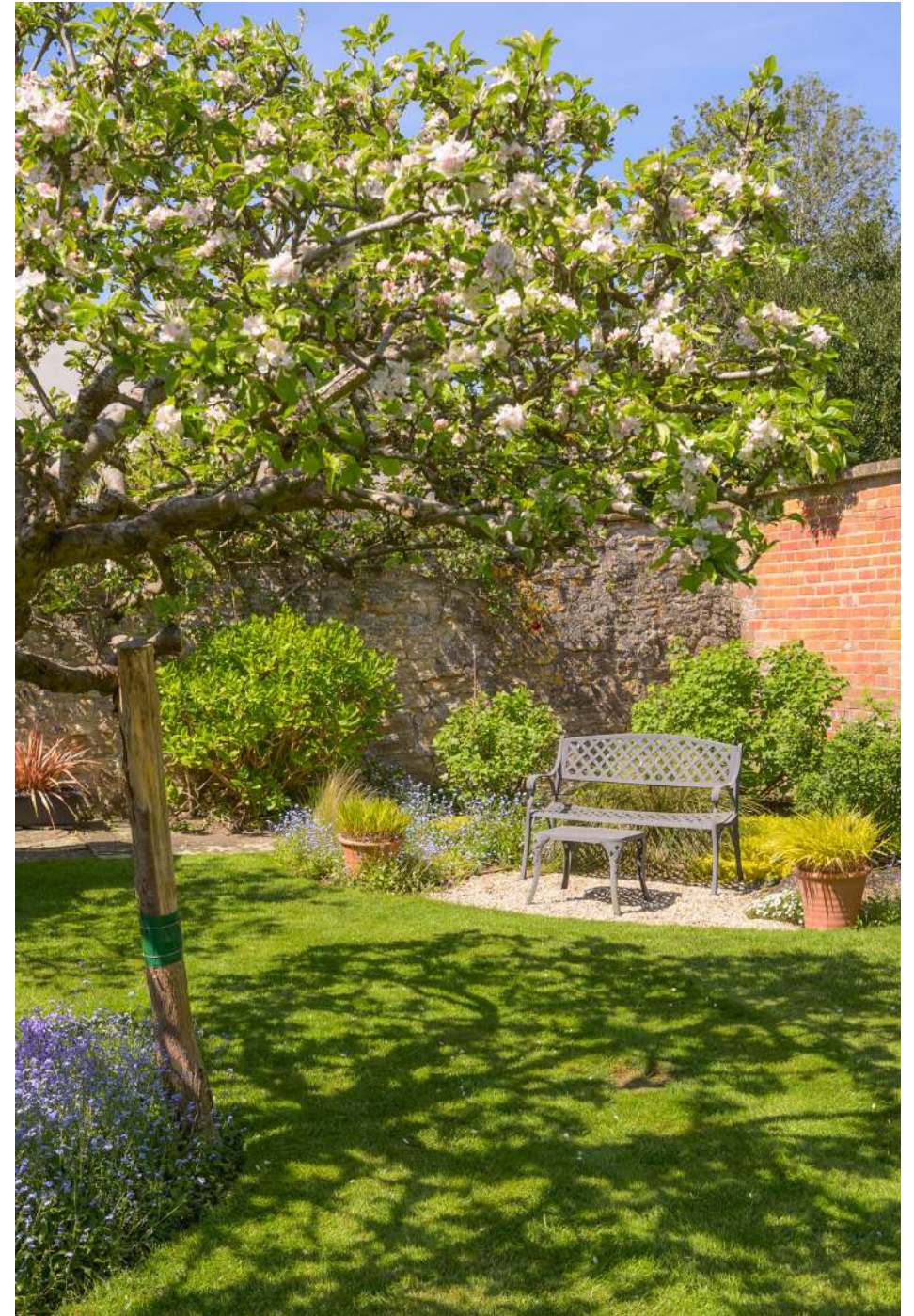




OUTSIDE

The property enjoys a favourable east-west aspect. To the front is a small garden with a pathway leading to the front door, along with a garage fitted with an electric door. Residents' permit parking is available on the street.

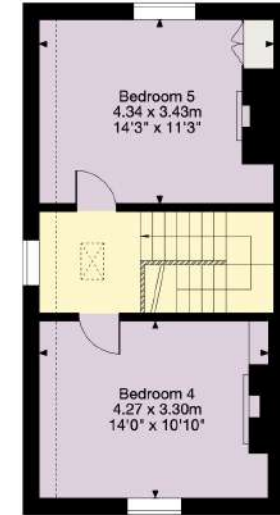
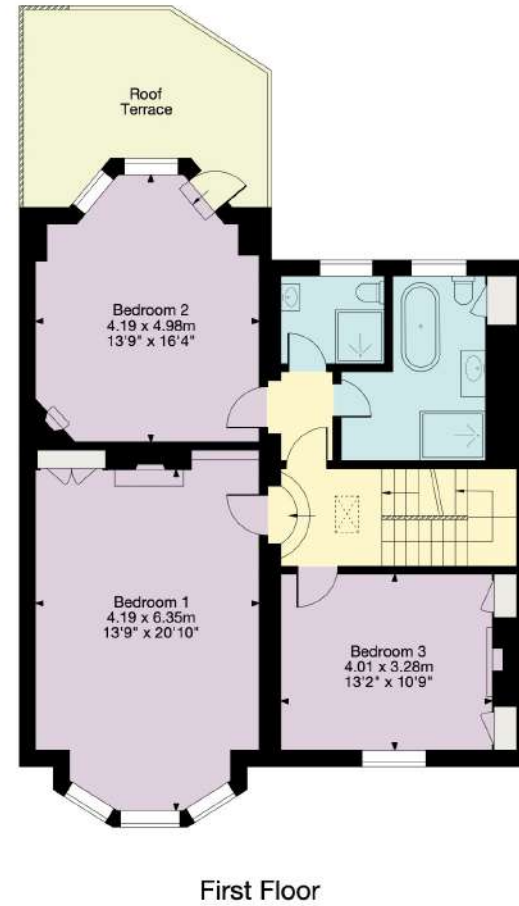
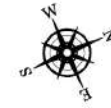
The delightful rear garden is accessed from both the kitchen/dining room and the family room and features a canopy by Iron Art, a particularly attractive feature of the west-facing elevation. The garden is enclosed by walls, and is mainly laid to lawn with mature herbaceous borders, fruit and shrubs, complemented by climbing roses and established wisteria, creating a private and attractive setting ideal for outdoor entertaining.



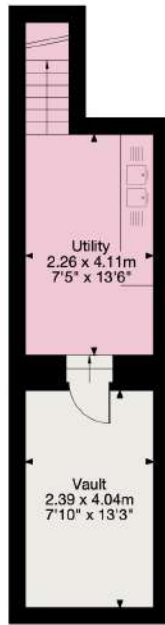




Gross Internal Area (Approx.)
 Main House = 259 sq m / 2,792 sq ft
 Garage = 13 sq m / 140 sq ft
 Total = 272 sq m / 2,932 sq ft



- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space



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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