



Paragon House, Lyncombe Vale Road, Bath, BA2 4LS



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**An enchanting Grade II Listed semi-detached house providing in excess of 3,500 sq. ft. of accommodation in this magical semi-rural setting, yet so near the City of Bath**

Entrance/dining hall | Kitchen | Utility room | Family room | Office | 2 cloakrooms | Wonderful first floor drawing room enjoying southerly views | Spacious double bedroom with en suite WC | Shower room | 3 further double bedrooms (1 ensuite) | Shower room | Family bathroom | Cellar | Swimming pool | Delightful, secluded garden | Parking |

### Situation

Paragon House is located in the quiet cul-de-sac of Lyncombe Vale Road, a desirable family area nestled on the southern slopes of Bath.

There are a number of excellent junior and senior schools nearby including The Paragon, Beechen Cliff, King Edward's School, Prior Park College and Monkton Combe. There are excellent walking routes nearby, and regular bus services that run to the city centre from close by.

Bath is a World Heritage Site famed for its Georgian architecture and Roman heritage and provides an extensive range of business, entertainment and cultural facilities along with two universities. There are excellent schools in both the state and independent sectors throughout the city.

Bath Spa Railway Station is within a mile (0.8 miles approx.) and has a mainline rail link to London Paddington (journey time from approx. 75 mins) and Bristol Temple Meads (journey time approx. 15 mins). Junction 18 of the M4 motorway is about 9 miles to the north and Bristol International airport is some 22 miles to the west.

### Description

Paragon House is a delightful Grade II Listed family home dating from the mid-18th Century. Perfectly located for all that Bath has to offer, the property is peacefully positioned in a quiet enclave in Widcombe close to The Paragon School.

The property is immediately appealing to the eye, set above Lyncombe Vale Road with superb views. Arranged over just three floors, the property provides excellent lateral accommodation, with a wealth of entertaining space on offer. Generous proportions are provided throughout the house, with tall ceilings, large original sash windows and a plethora of original features on display including ornate plasterwork, period fireplaces and an elegant central staircase ascending from the spacious entrance hall and connecting all three floors.







The ground floor provides excellent entertaining space, including a large entrance hall as well as an adjoining reception area set behind stone pillars with attractive curved archways.

Accessed from here is the stylish modern kitchen, filled with natural light, with a large central island, integrated appliances and an AGA stove set within an original chimney breast. Large sliding doors open on to a pretty courtyard garden, with an adjacent utility room positioned around the corner.

The impressive family room is next door, housed within a 19th century addition, which provides particularly tall ceilings, views of the front garden and oversized skylights which flood the room with natural light. Completing this floor is a large office leading from the family room and two downstairs cloakrooms.

The first floor provides a wonderful formal drawing room, three windows across, which look south over the garden. This impressive reception room has exposed wooden floors, original window shutters and ornate cornicework on display, as well as a withdrawing room positioned behind. The house offers a wealth of entertaining space on the ground floor, so this room could be utilised as an incredible principal bedroom, if required.

Next door is a spacious bedroom with ensuite WC and a shower room is located across the hallway.

The top floor provides three generous bedrooms, all with south facing windows, and one with ensuite shower room. A family bathroom and separate cloakroom are also located on this floor, making it the ideal children's floor.

#### **Outside**

Paragon House is approached from Lyncombe Vale Road through a gated entrance onto a large driveway providing ample parking. Immediately to the right-hand side is a well-shielded and private swimming pool with pool house. From here the path to the house leads past the lawned garden with mature herbaceous borders up to an Italianate sun terrace in front of the house, which is a perfect secluded place for al fresco dining and from which to enjoy the southerly view.

#### **General Information**

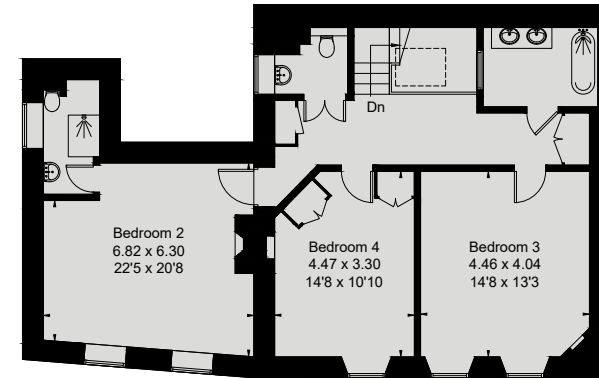
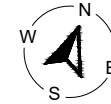
Bath & North East Somerset Council. Council Tax Band H.

Freehold tenure.

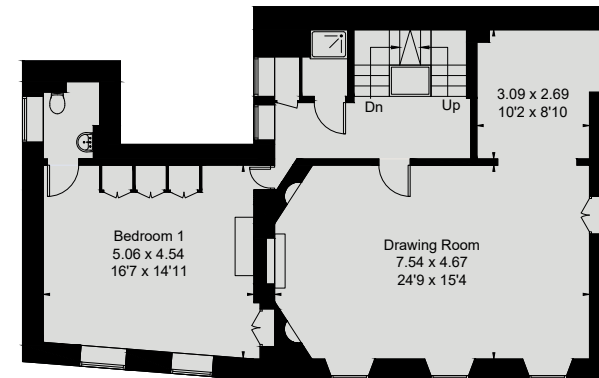
Mains services connected.



Approximate Floor Area = 331.0 sq m / 3562 sq ft  
 Cellar = 13.9 sq m / 150 sq ft  
 Total = 344.9 sq m / 3712 sq ft



Second Floor



First Floor

PARAGON  
HOUSE