



Greenway Lodge, 61 Greenway Lane Bath BA2 4LL



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A wonderful Grade II Listed Georgian detached house dating from 1811, extensively remodelled and refurbished and providing over 3,100 sq. ft. of accommodation in this highly sought-after location

Entrance hallway | Cloakroom | Kitchen/dining room | Utility room | Drawing room | Playroom | Snug | Library/bar | Five bedrooms | Ensuite shower room | Family bathroom | Two further shower rooms | Off-street parking | Garage | Mature garden | Outbuilding

Situation

Greenway Lane is located on Bath's highly sought after southern slopes, between Lyncombe Hill and Entry Hill and enjoys stunning southerly views over the Lyncombe Valley. There are beautiful walks to be enjoyed close by including the Two Tunnels Sustrans Way, National Trust Prior Park and the Bath Skyline. This popular residential area is within easy reach of excellent local amenities on nearby Bear Flat and is also within walking distance of Widcombe Parade, Bath city centre and Bath Spa Railway Station. The World Heritage City of Bath offers a wide range of shopping, a fine selection of restaurants cafes and wine bars and many well-respected cultural activities. The property is well located for an excellent choice of schools including Widcombe Primary and Junior Schools, The Paragon School, Beechen Cliff and Prior Park College. World class sporting facilities are available at nearby Bath Rugby and Bath University.

Description

Entering via the pilastered entrance the front door has a charming original fanlight above. The entrance hall has a fine period staircase rising to the upper floors. To your right side is a cosy snug, currently used as a cinema room, with cornicing, shutters and a sash window with views to the front.

To the rear of the hall is an understairs cupboard and a well fitted cloakroom with Lefroy Brooks sanitary ware and a glazed shower cubicle. The hall continues to the right side where you find a superb kitchen breakfast room. To one end there are French doors out to a sunny terrace and at the other end there is plenty of room for family dining. The kitchen has a comprehensive range of ivory painted hand-built units, and a blue painted central island has a butlers sink. All work surfaces are finished in an attractive pale quartz. There is a Lacanche range cooker, integrated fridge freezer, Lusso stone boiling water tap, and a pantry cupboard. On one wall are the original ashlar range surrounds with a substantial iron Gazco gas heater and the original bread oven still in place.





A door leads through to a well fitted utility room with a further range of units. Plumbing is available for washing machine and space for dryer. A butler's sink with quartz worktops.

Back to the main hall on the western side is a superb drawing room ideal for grown up evenings. This room has a Chesneys wood burning stove, floor to ceiling sash windows, shutters and some superb corncicing. Authentic antique Indian doors lead to a further reception room which is currently being used as a playroom but could easily be a dining room.

Upstairs you find two principal bedrooms to the front of the house both of a very good size with built in wardrobes. The master having a lovely ensuite shower room finished with marble flooring, a matching marble sink, and the shower having herringbone marble tiling. Both rooms have great views. The split landing then leads to the rear of the house where there is a storeroom. In addition, there is a fantastic family bathroom with egg shaped bath and Burlington sanitary ware. Bedroom 3 is also found at the far end of the hall.

To the left side of the landing, you find two further bedrooms one which has an additional sitting room ideal for teenage kids. A secondary staircase takes you down to a Library/Bar room which has its own independent door to the drive. There is also another shower room with WC.

Externally

Grand stone pillared gates posts with wrought iron gates open to a good size driveway sufficient for several vehicles. There is a single garage which is integral to the house. The drive leads to a very attractive area for dining and drinks. A pathway leads up via a very well stocked flower bed with fine mature roses and acers. This then brings you round to a fantastic Mediterranean style paved garden which is an absolute delight. There are several mature olive and palm trees giving a tropical feel.



Central to the garden's design is a formal pond and fountain with koi carp in residence. To one side is a Bath stone outbuilding, and a separate private area currently used for a hot tub. Steps on the other side lead down to a lawned area ideal for a play frame or trampoline.

General Information

Bath & North East Somerset Council.

Council Tax Band G.

Freehold tenure.

Mains services connected.





Approximate Floor Area = 296 sq m / 3186 sq ft
 Garage = 15 sq m / 161 sq ft
 Outbuilding = 8.7 sq m / 94 sq ft
 Total = 319.7 sq m / 3441 sq ft



