



The Glass House, Charlcombe Lane, Bath, BA1 5TT

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A fabulous contemporary family home in Lansdown with far-reaching views of the Charlcombe Valley

Contemporary modern home | Incredible views of Charlcombe Valley | Peaceful and highly sought-after location | Close to Kingswood and Royal High Schools | Garage and off-street parking

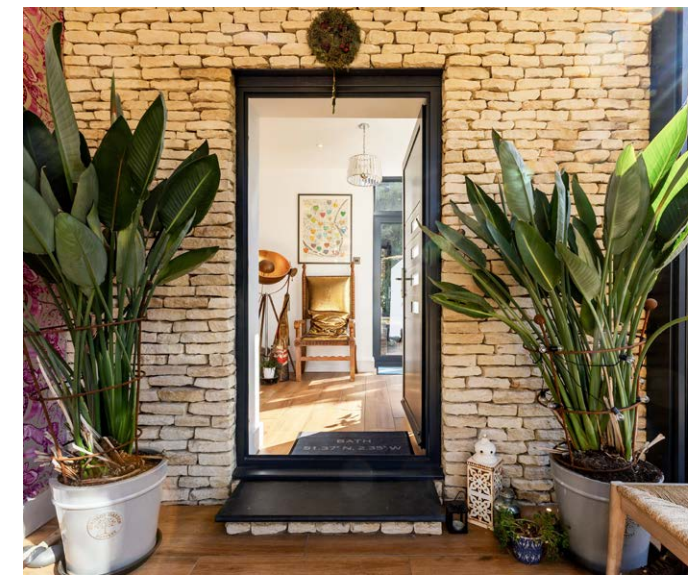
The Glass House is located on Charlcombe Lane and treads the balance between being a city house, whilst having the countryside on its doorstep, which is a wonderful aspect for any house to enjoy. There are many scenic countryside walks nearby, and the property is conveniently situated near highly regarded schools such as The Royal High, Kingswood, and St. Stephen's Primary School. Bath is a World Heritage Site famed for its Georgian architecture and Roman heritage and enjoys a wealth of cultural, business and recreational facilities such as museums, art galleries and the Thermae Bath Spa. Access to the M4 motorway is available at Tormarton (junction 18, approximately 9 miles away). For rail commuters, Bath Spa railway station offers high-speed links to London Paddington (from 75 minutes), Bristol Temple Meads (approximately 15 minutes), and the south-west rail network.

Description

The Glass House is a stunning, contemporary family home set in a highly sought-after location on Charlcombe Lane, offering spectacular views over the picturesque Charlcombe Valley. This modern home is arranged over three floors and boasts an impressive glass design at the rear, that perfectly reflects and complements its natural surroundings.

Designed for modern living, the property features expansive lateral living space, with 4/5 spacious bedrooms. The house flows effortlessly with a seamless integration of indoor and outdoor spaces, offering several terraces and beautifully landscaped gardens that make the most of the spectacular views.

The property is entered from Charlcombe Lane via a contemporary glazed porch and leads into a spacious entrance hall. The hall flows through to the fabulous living space at the rear of the house, and your eye is immediately drawn to the views as soon as you enter the room.







The open plan nature of The Glass House is one of its stand-out features with the main living area at the rear of the property acting as the heart of the house, encompassing the kitchen, dining area and living room. This area is also a mezzanine to the garden floor below, allowing for oversized floor to ceiling windows at the rear, which provides the most wonderful views of the Charlcombe Valley.

The stylish Schmidt kitchen is fully equipped with modern appliances and has a large central island with seating. Large bi-folding doors provide access from the kitchen to a substantial terrace which is the perfect place for al fresco dining. Steps lead down from the dining area to the garden floor, into a flexible library/gym area with bi-folding doors which open out onto the garden, perfect for entertaining. A large bedroom is situated off this room, which could be utilised as a family room or cinema, and a study is at the opposite end, which enjoys views and access on to the garden. A shower room is adjacent to the study along with a utility room.

The principal bedroom suite is particularly impressive, located on the ground floor, and providing a large bedroom with bi-folding doors onto a balcony, a generous dressing room and en suite Schmidt bathroom which also enjoys access to the balcony. A further bedroom and bathroom complete the accommodation on the ground floor.

The first floor houses two additional bedrooms, one with a dressing area and access to a large loft space. Further expansion of the bedroom accommodation on this floor is possible and planning permission is currently in place. Magnificent far-reaching views are visible from every room.

The Glass House has been carefully conceived to make the most of its surroundings and outside space, with much of the property arranged to make full use of the wonderful, elevated views. The garden is mature and well planted, and ideal for entertaining or as a hobbyist gardener. It also has pedestrian access at the rear. A large section is paved and there is extensive garden lighting, with some tucked away areas from which to sit and enjoy the views, including a Canadian Beachcomber hot tub which is an ideal place to end the day. A substantial undercroft is accessed from the rear garden and can be used for storage.

Upon arriving at the property there is a large, resin bonded driveway with parking for multiple cars, and a double garage.

A sunny stone-walled front garden is tucked away from sight and is the perfect place to enjoy the sunshine and for al fresco dining. There is a storage shed to the side of the house and access to the front garden from the principal bedroom.

General Information

Bath & North East Somerset Council. Council Tax Band G. The tenure is Freehold. Mains services connected. EPC rating C.



Approximate Floor Area = 290.2 sq m / 3123 sq ft (Excluding Loft Space / Eaves)
 Garage = 26.8 sq m / 288 sq ft
 Undercroft = 20.4 sq m / 219 sq ft
 Total = 337.4 sq m / 3630 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #87137

