

Tower House  
Bath  
BAI





# The Tower House

## Bath

A unique and modern six bedroom home with panoramic views of Bath.

Lower Ground Floor | Principal Bedroom Suite | Two Bedrooms | Family Bathroom  
Ground Floor | Hall | Open Plan Kitchen/Dining/Living Room | Snug/TV Room | Utility | WC  
First Floor | Three Bedrooms | Family Bathroom | WC  
Second Floor | Tower Room  
Garden and Grounds | Driveway | Double Garage | Ground and First Floor Terraces | Garden

Local Train Station | Bath Spa 2.5 miles  
M4 (Junction 18) | 8 miles



Bath  
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## Panoramic views of Bath and the hills beyond.



Located in Lansdown on the upper slopes of Bath, Somerset, this unique property is part of a recent development in a sought-after location, just two miles from Bath city centre and with easy access to the M4.

The location offers the best of both city and country: Bath is a world heritage city with a wide range of historic and cultural attractions, as well as shops, restaurants, bars and entertainment facilities. While in both the immediate and surrounding area, there is a range of sporting opportunities such as golf, cricket, horse racing and rugby, as well as a highly regarded selection of private and state schools.

The Tower House is a unique property with a stone-clad tower. Inside, a central stairway leads to all three floors. The tower room is accessed off the top floor landing.

On the ground floor, there is a spacious square hall with useful storage, Cloakroom and a generous utility room with access to the rear garden and garage. Stairs lead to the main living spaces: a Snug/TV Room and the heart of this home, the impressive kitchen/dining/living room that extends the full width of the property. Full length glass doors run from one side to the other, enabling panoramic views of Bath and the hills beyond; it's a wonderful vista. The room's wooden flooring continues onto the decking beyond the glass doors, creating a seamless flow of the space, allowing the outside in and vice versa. In the kitchen, there are slick, white units, a Neff pyrolytic Slide and Hide oven, a Neff oven/microwave, a Neff warming drawer, a Neff dishwasher and an induction hob. Wooden kitchen units house two Leibherr built in fridge freezers and a larder. There's a double sink at the window and an island with breakfast bar.

The lower ground floor has the principal bedroom suite and two further bedrooms, all which have glass doors onto the rear patio and garden. There's also a family bathroom on this level.

On the first floor, there are three more bedrooms, a 'Jack and Jill' bathroom and a separate cloakroom. From the large, open hallway there's an additional staircase up to the Tower Room, a square shaped space with wrap around windows and a loungeer/day bed designed for relaxation and taking in the views.



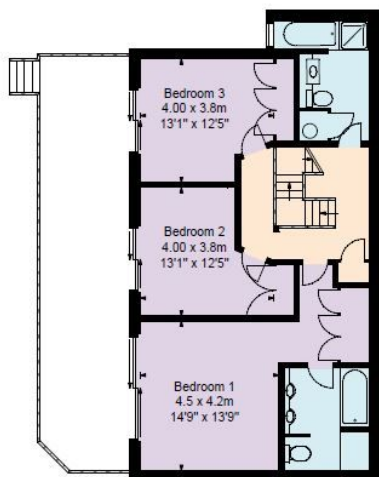
Electric gates open onto a generous driveway with ample parking spaces or room for turning. There's an attached double garage, alongside which there are several outdoor store units and trees framing the boundary walls.

The rear garden can be accessed on foot via a discreet path from the driveway and onto its lawn via shallow steps down. The garden's boundary is formed by fencing on three sides and is mostly to lawn, on two levels, with flowerbeds along its perimeter. There are two paved terraces - one for the hot tub and the other for seating - as well as a paved patio along the width of the house where the bedrooms have glass doors that open on to it. Stairs up lead to the decked terrace above onto which the kitchen/ dining/living room opens and the views of Bath and its surrounding hills are immense.



*From Queen Square, proceed along Gay Street and follow the road around to George Street. At the junction turn left into Lansdown Road. Follow this road up, past The Hare and Hounds pub on the right. Turn right into Granville Road. Tower House is on the right hand side, about half way along.*





This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars

- Reception
- Kitchen/Utility
- Bedroom
- Bathroom
- Vaults/Storage
- Outside Space



Approximate Gross Internal Floor Area  
306sq.m (3,302sq.ft)

Garage  
31sq.m (333sq.ft)

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**I would be delighted to tell you more.**

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## Specification

Throughout this impressive home there is underfloor heating, abundant storage, quality fixtures and fittings and multiple glass doors and oversized windows that fill the spaces with light.

## Services

We are advised that mains water, electricity, gas and drainage are connected to the property (change accordingly).

## Local Authority

Bath & North East Somerset - 01225 477000

## Council Tax

Band H

## Tenure

Freehold

## Viewings

Strictly by appointment with the agent.,



**Connecting people & property, perfectly.**

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.

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Particulars dated [xxxxxxxx 20xx]. Photographs and videos dated [xxxxxxxx 20xx].

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