

Lyncombe Hill, Bath, BA2





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A four bedroom Georgian townhouse with garden, parking and garage, in popular central Bath location

Summary of accommodation

Lower Ground Floor

Kitchen/Dining Room | Snug | Play/Games Room | Utility | WC

Ground Floor

Hall | Living Room | Study

First Floor

2 Bedrooms | Bathroom | WC

Second Floor

2 Bedrooms | Bathroom

Garden and grounds

Gardens front and rear | Double Garage | Parking | Shed

Situation

Lyncombe Hill is a sought-after location - its proximity to Bath Spa Station, the city centre and Widcombe accounts for its popularity. Widcombe has a good community with a social club, pubs, cafes, pharmacy, supermarket, shops and restaurants. Just above Lyncombe Hill, there are 10 acres of pasture land - open public spaces owned by Bath and North East Somerset Council and managed by Friends of Lyncombe Hill Fields. There's a regular bus service at the bottom of the road and well-regarded schools are easily reached. Bath has excellent cultural and leisure amenities including many fine restaurants and specialist shops, museums, art galleries and theatres as well as its premiership rugby ground and its famous Thermae Spa. There's a high-speed train service from Bath Spa Railway Station to London Paddington and Bristol Temple Meads.

Bath

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The House

This end of terrace late Georgian townhouse has recently been renovated and refurbished, creating a family home that meets modern living. The kitchen dining room has deep blue units, white corian worktops and white wall tiles in a brick pattern that spans two walls. There's plenty of storage and space for a large dining table. French-style glass doors open directly onto a paved garden patio on one side; on the other, there's a further sun/TV room with a window through to the vaulted rooms behind. Here, the WC, utility and snug room offer additional and useful rooms. The ground floor has both front and rear entrances onto the hallway.



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The House

There are two large rooms on this floor - a study and living room - both with oak floors, high ceilings and period detailing. The windows are exceptionally wide in the living room (four panels wide) and frame the attractive views of the garden.

Original stone cantilever stairs are exposed and lead up to the first floor, via a half-landing with WC. There are two double bedrooms, both with built-in storage and a luxe bathroom with roll top bath and shower. The second floor also has two bedrooms and a bathroom, their sloped ceilings following the line of the roof and multiple windows giving the rooms a light and open feel, again with great views.

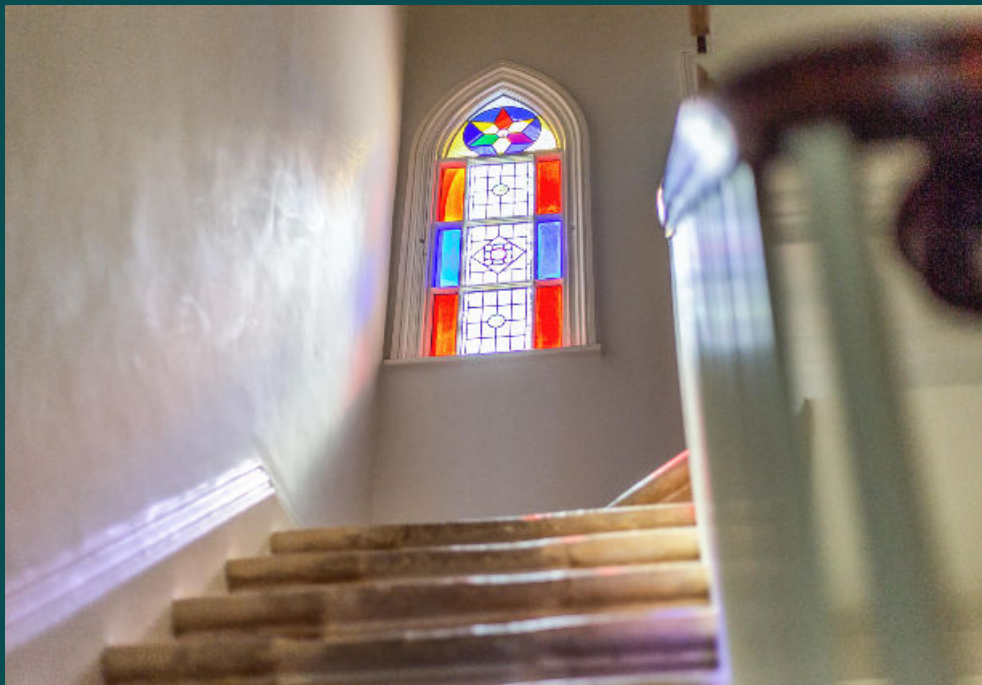




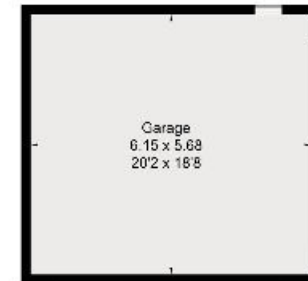
Garden and Grounds

At the front, the main garden faces east and has several terraces. A paved patio is closest to the house, there's a lawned area and a gravel path that slopes down through mature planting and trees, under a wooden arch, to a seating area with benches and a shed. Here there's a gate with steps down to Lyncombe Hill.

At the rear of the house, facing west, there's a private, walled, paved courtyard with a gate that opens onto the parking area in front of the double garage.



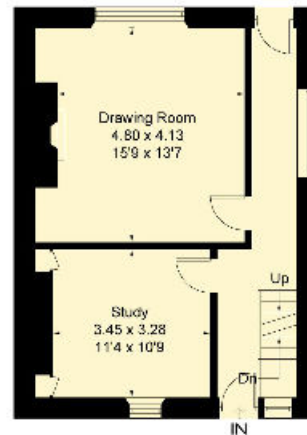
Approximate Area = 198.2 sq m / 2,133 sq ft
 Garage = 35.0 sq m / 377 sq ft
 Total = 233.2 sq m / 2,510 sq ft (Including Basement / Vaults)
 Including Limited Use Area (2.1 sq m / 23 sq ft)



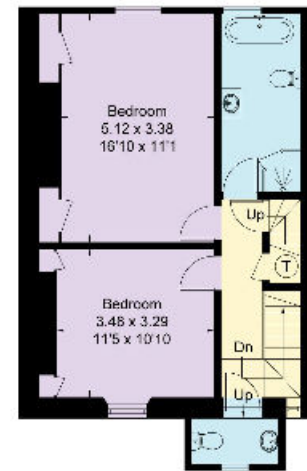
(Not Shown In Actual Location / Orientation)



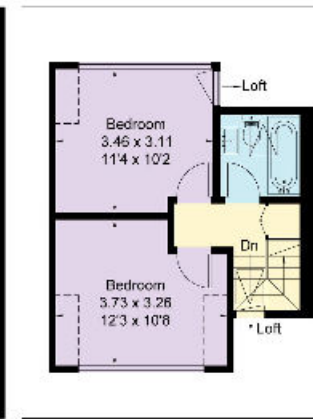
Basement



Ground Floor



First Floor



Second Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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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. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventory. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

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Particulars dated June 2022. Photographs and videos dated June 2022.

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