

24 Lambridge Place, Bath BA1

A charming Grade II Georgian townhouse in the popular area of Larkhall.

Accommodation

Ground Floor Hall | Dining Room | Kitchen | Conservatory | WC

First Floor Sitting Room | Bedroom | Shower Room

Second Floor Two bedrooms

Outside Front and Rear Walled Gardens | Parking Space

Distances

Central Bath 1.5 miles, Bath Spa Railway Station 2 miles, M4 (J17 or 18) 8 miles
Bristol 15 miles (All distances are approximate).

Situation

Lambridge Place is in the heart of Larkhall village, just 1.5 miles from the centre of Bath. Larkhall has a thriving community, its 'high street' features a great selection of shops – a delicatessen, supermarket, bookstore, hardware store, pharmacy and more – plus two pubs and a cafe. There's also a local theatre, community hall and several schools for all ages. Nearby, is Alice Park, with a playpark, gardens and tennis courts and Solsbury Hill in the Cotswolds Area of Outstanding Natural Beauty. Bath city centre offers first class shopping, superb restaurants and bars and cultural experiences. There are good pre and primary schools locally, in addition to an excellent selection of both independent and state schools in Bath and the surrounding areas. The property is well placed for commuters with easy access to the M4.



The House

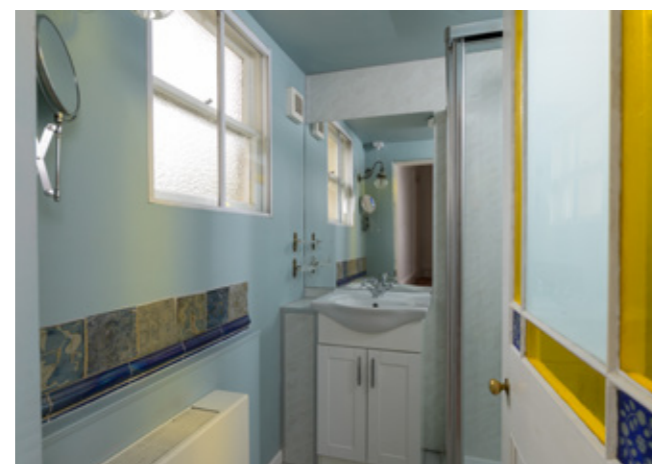
On the market for the first time since 1974, number 24 Lambridge Place is a Grade II listed Georgian townhouse set in a terrace of similar properties on both sides of this charming street. A foyer with colourful glazing opens into the wide hall, where this property's attractive period details are immediately apparent. Much of the ceiling and archway coving has been relieved of layers of paint, revealing intricately patterned mouldings. There are stripped wooden doors, ceiling roses, the original staircase, and the bell system that remains in place in the hallway.

At the front of the house, the dining room features a decorative ceiling and an ironwork fireplace flanked by original built-in cupboards. The 12-panel window overlooks the front garden, facing eastwards. At the rear, the kitchen window has a ledge - a perfect spot for sitting - and a fitted dresser unit with a double ceramic sink. The freestanding oven range sits in front of a fireplace, above which is an original gas lamp, and on either side of which are pantry cupboards. The house has a single-storey conservatory with and WC extension, with terracotta floor tiles and a door to the garden.

Stairs lead up to the mezzanine where there is a shower room, then up to the first floor where there is a bedroom and sitting room. The bedroom is a good size, with views over the garden and original cupboards either side of cast iron period fireplace with period gas light fitting. One currently housing the boiler for central heating and water. The sitting room is of impressive proportions, with double windows, featuring an iron balconette, and views to the front, across to neighbouring properties, all of which are Georgian and painted attractive colours; it's a pretty street.

On the second floor has a further two bedrooms each with period fireplaces. The rear one is a good size with built in original storage. While the front master bedroom is of splendid proportions, with two big windows and alcove cupboards either side of the cast iron fireplace. There is access to large loft space from here and the top floor landing.





Gardens and Grounds

At the front, an iron gate opens into the courtyard garden with a mix of paving and flowerbeds. The south-west facing rear garden has a charming courtyard feel; it's paved here, with space for outdoor furniture. A step up and through a Clematis arch leads to a path into the rest of the garden. Either side is packed with mature planting - Ginko, Pear, Amelanchier and Mulberry trees, as well as Daphne and other shrubs. At the end of the garden is a gate onto another courtyard, where there is a private parking space for one car.

Directions (BA1 6RU)

Head west on Queen Square towards Princes St, turn right to stay on Queens Square/A4 and right again around the square. Turn left onto Gay Street then right into George Street. Continue straight at the roundabout. Turn left onto St. Saviours Rd and continue straight to the highstreet where there is parking. There is further parking in Larkhall Square Car park, just off Brookleaze Buildings.

Property information

Services: We are advised that mains water, electricity, gas and drainage are connected to the property.

Tenure: Freehold.

Local Authority: Bath and North East Somerset - 01225 477000.

Council Tax: Band E.

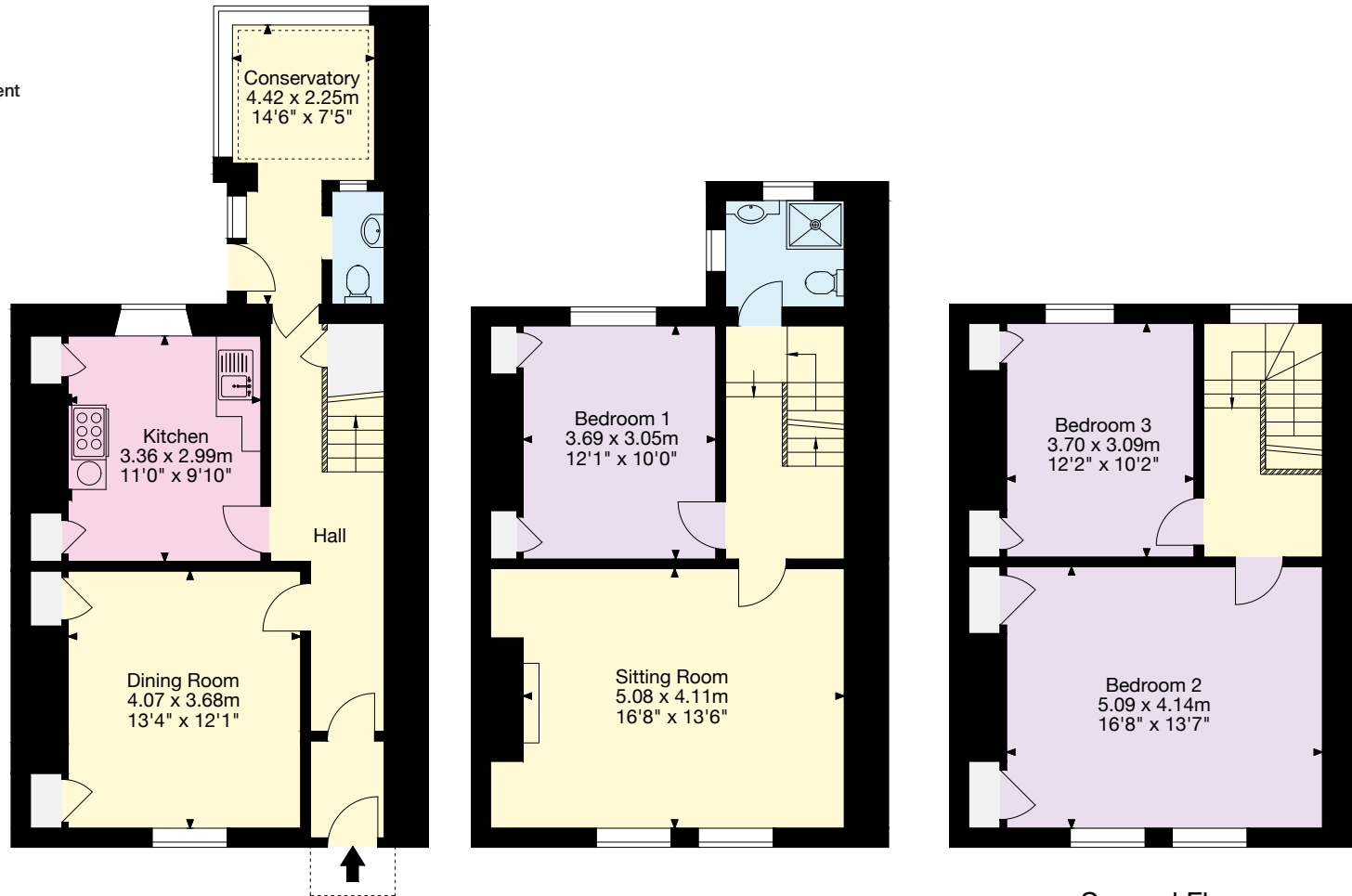
EPC: D.

Guide Price: £895,000

Viewing: Strictly by prior appointment with the Knight Frank, LLP.

Total Area: 146 sq m / 1,571 sq ft

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.



Ground Floor

First Floor

Second Floor

Knight Frank Bath
4 Wood Street
Queen Square, Bath
BA1 2JQ
knightfrank.co.uk

I would be delighted to tell you more
Sam Daniels
01225 325 992
sam.daniels@knightfrank.com



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 [February 2024]. Photographs and videos dated [February 2024].

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