



Sydney Lodge  
Sydney Buildings, Bath





An elegant Grade II listed double-fronted Georgian townhouse within a country setting, enjoying panoramic views across the city of Bath.

### Summary of accommodation

**Lower ground floor** 2 Sitting rooms | WC/utility | 2 Workshops | 3 Cellar vaults

**Ground floor** Entrance hall | Drawing room | Dining room | Kitchen/breakfast room

**Half landing** Cloakroom

**First floor** 4 Bedrooms | 2 Bathrooms

**Outside** Gardens | Canal frontage | Orchard

**Parking** Off road car space

### Distances

Bath Spa Station 0.7 miles, Bath City Centre 0.5 miles, Bristol 18 miles, M4 (Junction 18) 12 miles  
(All distances are approximate).

### Situation

Sydney Buildings is one of Bath's most sought-after addresses due to its quiet location with easy access to the city. Perfectly positioned on the lower slopes off Bathwick Hill, in a peaceful residential street bordering Bathwick Hill fields, this Grade II listed Georgian double-fronted townhouse has a wonderful southwest rear aspect and panoramic views across Bath. Residents of this attractive terrace only have a short stroll to enjoy Widcombe's highly regarded pubs, restaurants, and interesting independent shops, including a butchers, greengrocers and Prior Park Garden Centre. The commuter has an easy walk to Bath Spa station. The Kennet and Avon Canal is nearby, and the property's garden slopes down to a small backwater of the canal that is a haven for wildlife and bird watching. Beautiful walks can be enjoyed in all directions. There is easy access via a 'kissing gate' on to the expansive swathe of National Trust land that rises away to the east and is famous for its Skyline Walk. Sydney Buildings is also well placed for Widcombe Primary and Junior Schools, and other well-regarded private schools are within walking distance, including The Paragon School, Prior Park College and King Edwards School.



Presented over just three floors, Sydney Lodge offers a lateral layout perfect for easy and comfortable living.

### The House

This elegant Georgian terraced house provides graceful rooms with good proportions and is ideal for entertaining. The well-planned accommodation, evenly balanced over three floors, offers superb lateral living space. It is tastefully presented, retaining many original period features and bespoke cabinetry throughout. Entering via an impressive columned portico, the front door opens to a welcoming reception hall with a tessellated floor. An elegant staircase connects the ground floor up to the bedroom accommodation on the first floor and down traditional stone stairs to the lower ground floor. Off the reception hall is a large, bright, double-aspect drawing room of fine proportions that features a period marble fireplace, fine cornicing and ceiling rose, sash windows with shutters to the front of the house, and stripped wood flooring. To the rear aspect, there is an attractive canopied balcony. To the other side of the entrance hall, a light-filled corridor leads to the formal dining room. This reception room also benefits from the south-westerly views across the garden to the city of Bath and beyond. Completing the living accommodation, the kitchen/breakfast room is well-designed and fitted with bespoke wooden units and polished limestone floors. Meticulous care has been taken in the design to be sympathetic to the heritage of the building whilst providing for all modern appliances. There is plenty of space for a breakfast table positioned by the window to enjoy views of the private garden across the street. Upstairs are four double bedrooms. The principal bedroom is a double aspect with beautiful views both to the front across the fields and to the back across the gardens and city. Bathrooms are on the half landings in an Edwardian extension that was built to the full height of the property. These are fitted with modern suites that reflect the style of that period, one being an Art Deco style shower room and the other an Edwardian style bathroom.







The gardens to the rear slope down to the bank of a quiet backwater of the Kennet and Avon Canal and to the front the property benefits from immediate views across its own private orchard with a small stream which adjoins the National Trust Bathwick Hill Meadows.





The lower ground floor provides direct access to the garden. There is a sitting room or reading room, perfect for cosy evenings in the winter next to an open fire or lovely summer evenings with the French doors thrown open to the garden. Next to this is a further sitting room or study also with French doors leading out to a paved dining terrace. There are two workshops one with access to the street via the front courtyard of the property. In addition there are three open cellars.

## Gardens and Grounds

The pavement to the front of the property is particularly wide. There is a perfectly formed front paved garden enclosed by iron railings leading to an impressive columned portico. Four of the windows to the front of the house have decorative iron balconettes. To the rear, canopied balconies, added circa 1880, run across the two principal reception rooms. The enchanting rear garden is accessed via the sitting rooms at garden level or the utility. There is a dining terrace of pennant flagstones with a pergola providing the perfect spot for al fresco dining. The walled garden is mainly lawned and attractively planted with box and lavender. There are mature trees and climbers and delightful nooks to relax in to enjoy the views of Georgian crescents, church spires and beautiful sunsets. A garden gate leads to an area of garden gently sloping down to a peaceful backwater of the Kennet & Avon canal. It is a haven for birds including moorhens, kingfishers and herons. The house also owns a separate large area of garden opposite to the house that borders National Trust land. This is planted with fruit trees and wildflowers.

## Directions (Postcode BA2 6DB)

From London Road (A4) turn left to Cleveland Place and continue along Bathwick Street turning right onto Sydney Place A36. At the roundabout take the first exit on to Bathwick Hill. After Tesco Express turn right to Sydney Buildings. The property will be on your right 0.2 mile.

**What Three Words:** [///carry.fence.angel](#)

## Property information

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

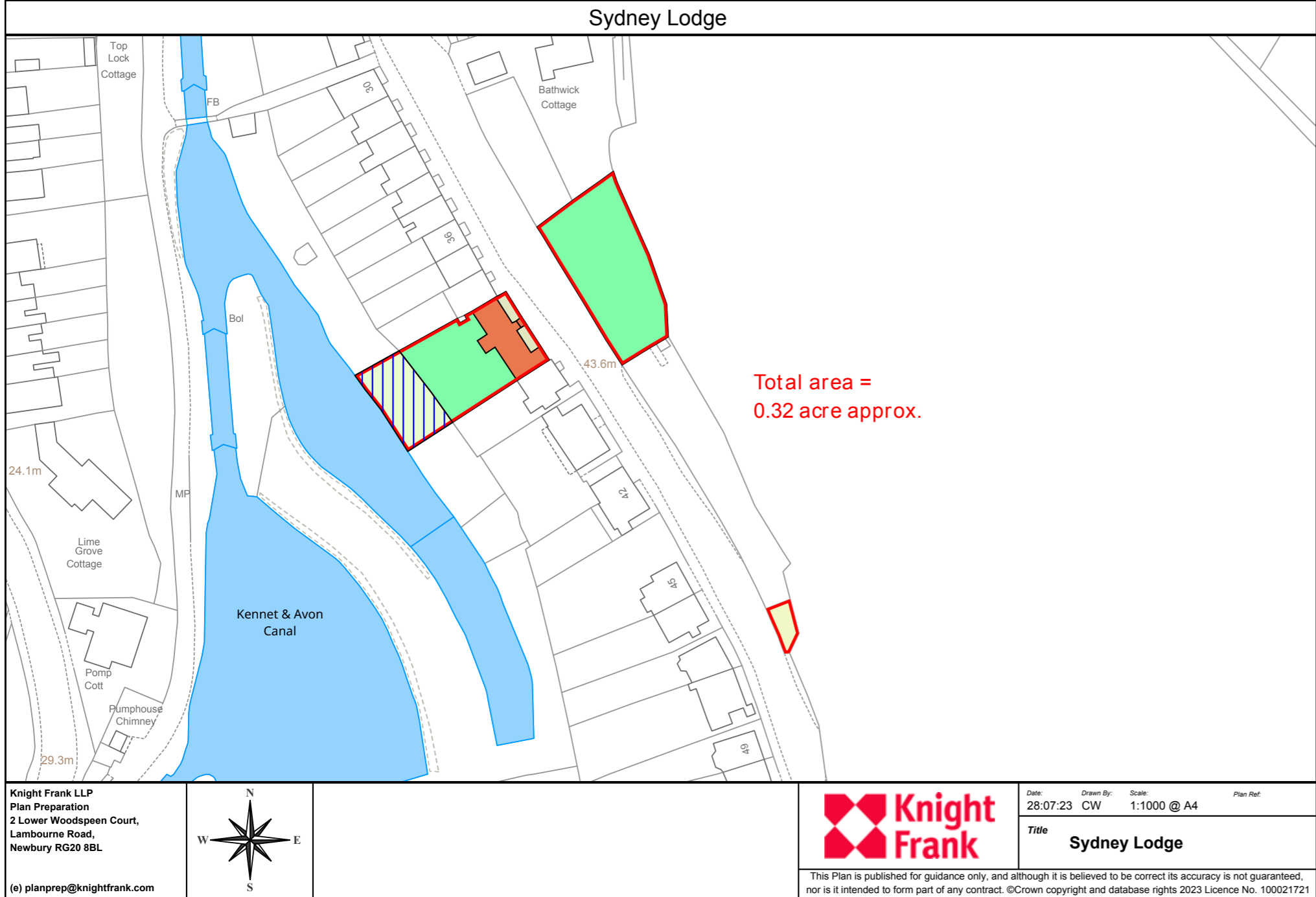
**Tenure:** Freehold. The canal garden land to the rear of Sydney Buildings was purchased collectively by the local house owners, including Sydney Lodge. The legal arrangements set up enable the canal garden land adjoining the property to be passed over to the new owner without incurring a capital charge (see hatched area on land plan).

**Local Authority:** Bath and North East Somerset.

**Council Tax:** Band H

**Guide Price:** £3,250, 000

**Viewings:** Strictly by prior appointment with the Knight Frank, LLP

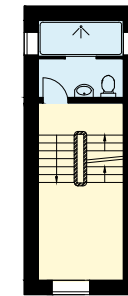
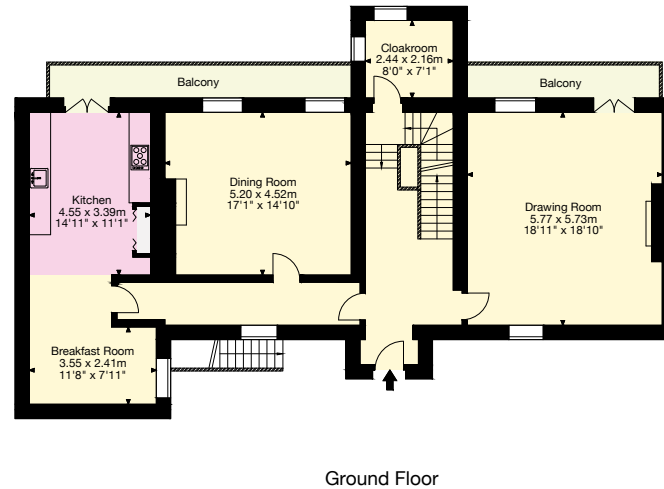
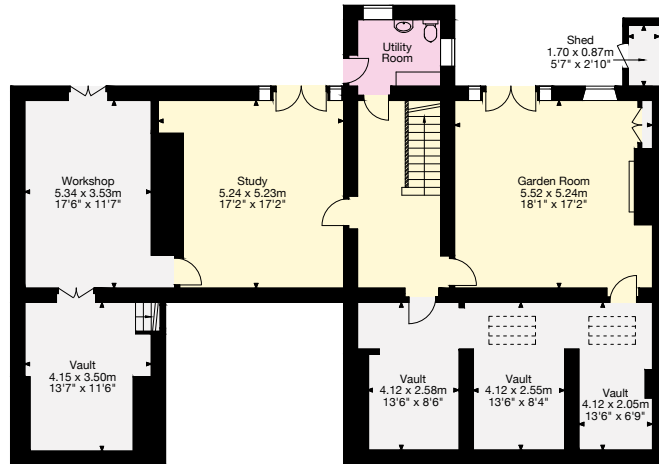
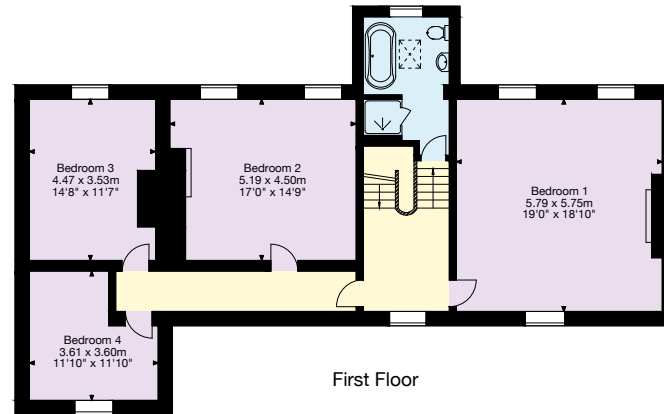




## Approximate Gross Internal Floor Area

Total: 411 sq m / 4,423 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.



**Knight Frank Bath**  
4 Wood Street  
Queen Square, Bath  
BA1 2JQ  
[knightfrank.co.uk](http://knightfrank.co.uk)

I would be delighted to tell you more

**Charlie Taylor**  
01225 325993  
[charlie.taylor@knightfrank.com](mailto:charlie.taylor@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. 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. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated August 2023. Photographs and videos dated August 2023.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.