



Southcot House, 37 Lyncombe Hill, Bath

A beautiful detached Grade II listed family home with a coach house studio, offering incredible views over the city.

Summary of accommodation

Lower Ground floor Garden Room | Study | Utility | Store | Workshop | Wine Cellar | WC

Ground floor Entrance Hall | Kitchen | Breakfast Room | Dining Room | Drawing Room
Music Room | Conservatory | Utility room | WC

First floor Principal Bedroom Suite | 2 Bedrooms, one ensuite | Family Bathroom
Shower Room | WC

Second floor 3 Bedrooms | Family Bathroom | Storage

Coach House ground floor Garage space

Coach House first floor Studio/office | Kitchen | Shower Room

Outside Walled courtyard | Upper terrace | Middle Terrace | Lower Terrace | Garden store
Summerhouse | Pond

Distances

M4 (J17 or 18) 10 miles, Central Bath 0.5 miles (All distances are approximate).

Situation

Lyncombe Hill's proximity to Bath Spa Station, the city centre and Widcombe make it a prime location. 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 <https://friendsoflyncombehillfields.co.uk>.

Widcombe has a good community with a modern social club, pubs, cafés, doctors surgery, dentist, pharmacy, supermarket, shops and restaurants. Regular bus service and well-regarded schools are easily reached, including Widcombe, Moorlands, St John's infant and junior schools, and a range of highly regarded secondary schools. 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 services from Bath Spa Railway Station to London Paddington (approximately 90 minutes) and Bristol Temple Meads (15 mins).



The House

Southcot House is a generously proportioned Georgian home occupying an elevated yet secluded position, tucked away behind a walled garden and courtyard. It has some of the most incredible views of Bath city centre and is just a short walk from Widcombe high street and Bath Spa Station.

Built-in 1777, extended in Victorian times and renovated in recent years, this four-storey house is packed with period features and flourishes. Tiled floors, decorative plasterwork, attractive fireplaces and original flagstone floors have been enhanced by the current owner's refurbishments from 2012 onwards; the decoration in complementary quality designer paints creates a stylish and characterful home.

From the rear, all four floors - each with its own bay - can be seen, the battlements along the rooftops adding to the grandeur of the architecture. The main entrance is at the side, up a few steps to the front door. The entrance hall is a Victorian extension and features original floor tiles; from here, the music room is to the left, and the recently refurbished conservatory is to the right. Straight on leads to the inner hall and the rest of the ground floor accommodation. The adjoining kitchen and breakfast rooms both feature Shaker-style units with wooden worktops and floors and a restored cabachon stone flooring leads to the back door that opens on to the courtyard, across which are the garage and studio.

The drawing room is the showstopper on this floor: its grand proportions, elegant ceiling height and tall central Venetian-style triple windows with panoramic views of the garden, city centre and surrounding hills are impressive. A marble fireplace, framed by storage cupboards on either side, is the centrepiece at one end of the room, while at the other end, a door leads into the dining room, with garden views.

Originally, the lower ground floor would have been the working quarters for staff, and there are several original stone and brick fireplaces that add character to the large spaces at this level. The rooms are well-ventilated and light, with good-sized sash windows and a garden door opening on to the rear terrace. There's ample storage here, too, as well as the conversion of the vaults into useful rooms such as the utility, a workshop and a wine cellar.

The staircases are carpeted on all floors and the landings of the first and second levels. The first-floor split-level landing is spacious. The principal bedroom suite features a triple sash window with incredible views of Bath's city centre and the hills beyond. An ornate fireplace, built-in storage and WC are on one side of the room, and on the other side, steps down into a modern dressing room and bathroom that offers an attractive contrast. There are two further bedrooms, one ensuite, plus a family bathroom, a shower room and a separate WC on this floor. The views are even more far reaching on the second floor, where there are three more good-sized bedrooms and a family bathroom.









The Coach House

The coach house studio is on two floors: a ground floor garage with first-floor studio. The garage has space for at least two cars and is accessed via electric doors from the road side, and a side door from the courtyard garden.

There's a separate door into the studio, where a contemporary staircase leads to a large, open-plan space. The roof shape creates interesting architectural angles to the studio ceilings, and large circular roof windows allow light to flood in. A kitchen and bathroom are hidden behind a feature wall, adding to this accommodation's flexibility as a separate dwelling for guests.

Gardens and Grounds

Southcot House is situated within a triangular-shaped plot, approximately 0.3 acres, with boundary walls on all sides. At the rear, the garden has been landscaped to maximise each of the terraces, offering very useable and attractive outdoor space. Adjacent to the house is a paved terrace and level lawn, with a parterre rose garden and seating area. Steps down from the centre of the lawn lead to the lower terraces where specimen planting, mature hedging and shrubbery frame the spaces and create even more privacy. There's a tranquil seating spot framed by a yew hedge, next to a restored Georgian octagonal pond with a fountain, where you can sit and look back up through the garden to the house. Tucked into a corner of the garden is a refurbished Georgian summerhouse with a lead roof and vaulted wooden ceiling.

A gravel path through a pergola with wisteria follows the line of the west wall past a small orchard up from the lower terrace up to the gated front entrance. Beyond, at the side of the conservatory, another gate leads to the walled courtyard between the main house and the coach house. It's the perfect south facing sheltered spot for alfresco dining, because of its proximity to the kitchen.

Directions (Postcode BA2 4PQ)

Head west on Beauford Square/Queen Square/A4 towards Princes St. Continue onto Chapel Row. Continue onto Charles St/A367. Continue to follow A367. Turn right onto St James's Parade/A367. Continue to follow A367. Turn left onto Broad Quay/Churchill Bridge/A367. At Churchill Bridge Roundabout, take the 1st exit onto Claverton St/A36. Make a U-turn at Widcombe Parade. Turn left onto Lyncombe Hill. Southcot House is on the left midway up the hill.

Property information

Services: We are advised that mains water, electricity, gas and drainage are connected to the property. A new heating system was installed 10 years ago with the upper floors of the house on a separate zone

Method of Sale: We are advised that the property is Freehold.

Local Authority: Bath and North East Somerset - 01225 477000

Council Tax: Band H

EPC: Main house D; Coachhouse C

Guide Price: £3,850, 000

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



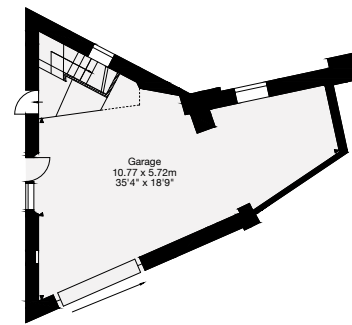
Approximate Gross Internal Floor Area

Main House: 483 sq m / 5,204 sq ft

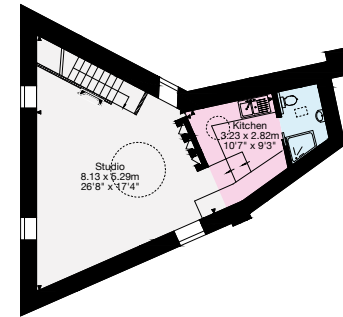
Coach House (incl. Garage): 84 sq m / 914 sq ft

Total: 567 sq m / 6,118 sq ft

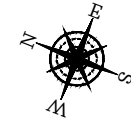
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



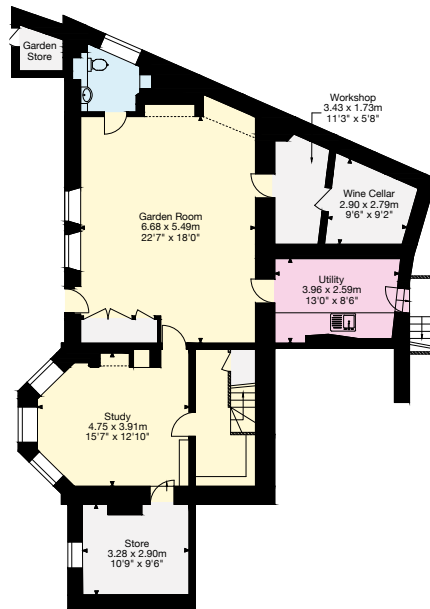
Ground Floor



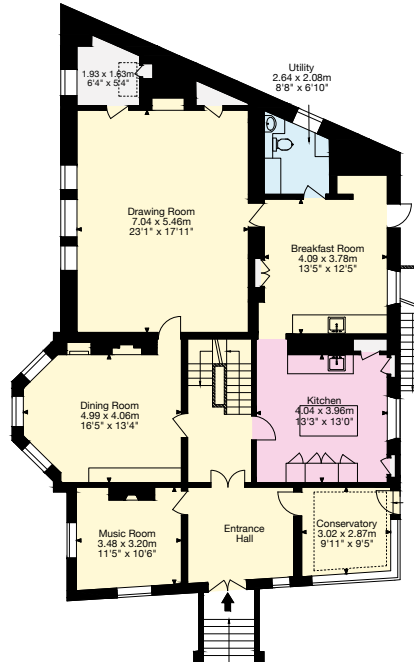
First Floor



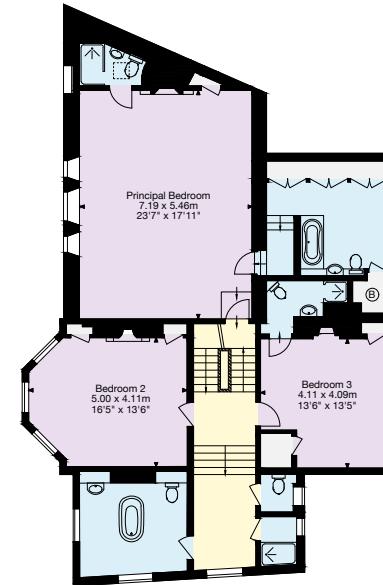
Coach House



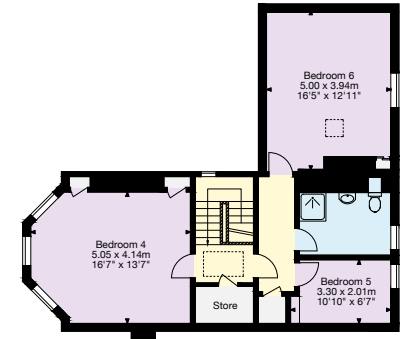
Lower Ground Floor



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

Charlie Taylor

01225 325993

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 inventor. 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 April 2023. Photographs and videos dated April 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 or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.