

16 Lansdown Crescent

Bath, Somerset





A truly exceptional, Grade I listed townhouse on Bath's exclusive Lansdown Crescent.



Summary of accommodation

Main House

Basement/Lower Ground Floor: Office/Ensuite bedroom 5 | Gym/studio | Laundry room | WC | Vaults

Ground Floor: Family/Dining room | Kitchen | Garden room | Cloakroom

First Floor: Drawing room | Withdrawing room

Second Floor: Principal bedroom

Third Floor: Bedroom suite | 2 Bedrooms | Bathroom

Garden and Grounds

Front courtyard | Rear walled garden | Double garage

Bath, Somerset



Lansdown Crescent is convenient for commuter access to the M4 with junction 18 just 9 miles to the north of the city.



There is a high-speed train service from Bath Spa Railway Station to London Paddington (approximately 75 minutes) and Bristol Temple Meads (15 mins).



London Heathrow, Cardiff and Bristol



Local State schools:

Oldfield Park

Hayesfield

Beechen Cliff

Ralph Allen

St Gregorys

Private schools:

Kingswood

Royal High

Prior Park

Monkton Combe and King Edwards.

Further education:

University of Bath

Bath Spa University



Cultural activities include the Theatre Royal, The Roman Baths and The Holburne Museum.

There are celebrated Bath festivals across a range of interests, namely literature, music and food.



Bath Golf course

Cumberwell Park

Tracey Park



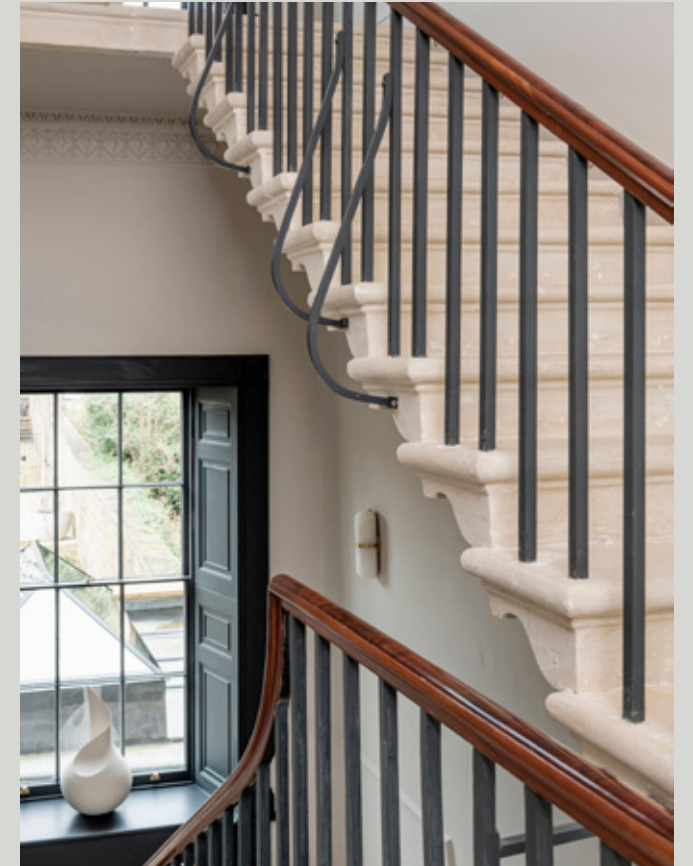


16 Lansdown Crescent

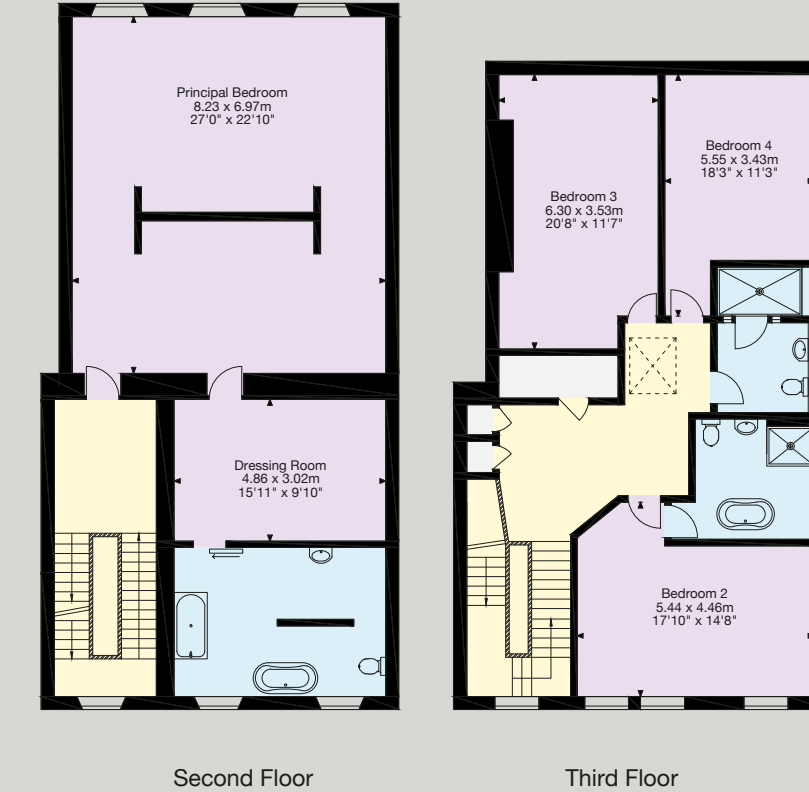
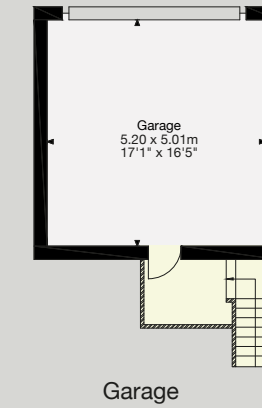
Brimming with historical details and features, this elegant Grade I listed Georgian property has been totally refurbished and extended to exceptional standards. Inside, the property features original checker-board flooring and stone staircase and an ornate arch that offsets the bespoke Arclinea contemporary kitchen. An extension has been thoughtfully added with an atrium roof light. The living accommodation continues throughout the first floor complete with herringbone wooden flooring and soft décor hues that enhance this luxury space.

Of particular note, is the impressive principal bedroom suite with exceptional views encompasses the second floor with views across the city and to the hills beyond. There are three further bedrooms on the third floor, one ensuite, and a family bathroom. Another bedroom suite is on the lower ground/basement level, as well as a spacious studio, gym, kitchenette and laundry.

High end tech is fitted for all services throughout the property, including an intercom system, new boilers, fire safety, home network, lighting and heating.



Gross Internal Area (Approx.)
 Main House (incl. Vaults) = 680 sq m / 7,319 sq ft
 Garage = 26 sq m / 280 sq ft
 Total Area = 706 sq m / 7,599 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.



The garden is modern and minimalistic: its design is mostly hard landscaping on three terraces that gently incline to the rear. A slick water feature forms a focal point, while Silver Birch trees frame the spaces. A gate opens to a path leading to the double garage which is accessed from Upper Lansdown Mews at the rear.





Property Information

Services:

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

Tenure:

We are advised that the property is Freehold.

Local Authority:

Bath and North East Somerset - 01225 477000
Council Tax Band H

EPC:

D

Directions:

From Queen Square proceed up Gay Street and follow the road around to George Street. At the junction turn left into Lansdown Road. Follow this road up past Camden Crescent and turn left into Lansdown Place East, this will lead you to the Crescent and number 16 is towards the center of the crescent.

Postcode: BA1 5EX

Viewings:

All viewings strictly by appointment only through the vendor's sole selling agents, Knight Frank LLP.



Bath

4 Wood Street, Queen Square

Bath

BA1 2JQ

Charlie Taylor

01225 325 997

charlie.taylor@knightfrank.com

Sarah Brown

07825732127

sarah.ka.brown@knightfrank.com

[knightfrank.co.uk](https://www.knightfrank.co.uk)

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.

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 2024. Photographs and videos dated April 2024.

All information is correct at the time of going to print. 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. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. 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.