

1 Lansdown Square East Bath



A four-bedroom, modern townhouse on the sought-after northern slopes of Bath.

Accommodation

Ground Floor Hallway | WC | Utility | Kitchen/Dining/Living Room

First Floor Principal Bedroom Suite | Bedroom/Study | Reception Room

Second Floor 2 Bedrooms | Bathroom

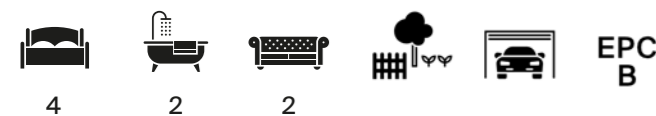
Outside Private and Communal Gardens | 2 Outside Terraces | Garage + Allocated Parking Space

Distances

M4 (J17 or 18) 8 miles, Central Bath 2 miles, (All distances are approximate).

Situation

Located in Lansdown on the upper north slopes of Bath, Somerset, this Bath stone townhouse is part of a recent development in a sought-after location, just two miles from Bath city centre and with easy access to the M4. The location offers the best of both city and country: Bath is a world heritage city with a wide range of historic and cultural attractions, as well as shops, restaurants, bars and entertainment facilities. While in both the immediate and surrounding area, there is a range of sporting opportunities such as golf, cricket, horse racing and rugby, as well as a highly regarded selection of private and state schools.



The House

Lansdown Square East is at the far end of Granville Road, with open countryside on two sides of the development. At the front, number 1 faces the landscaped square, where it has an allocated parking space. With its Bath stone cladding, this townhouse feels like a modern interpretation of a classic Bath property. The generous-sized garage has storage and power, as well as space in front of it for one car to park.

Inside, the high ceilings and open plan spaces are complemented with discreet storage, clean lines and slick decor. There are engineered oak floorboards throughout the first two floors, with underfloor heating on all three. The hallway has floor-to-ceiling built-in cupboards, doors to a WC and utility room on the left and, straight ahead, a doorway into the L-shaped open plan kitchen, dining and living rooms. It's an impressive layout, with sliding glazed doors opening directly into the garden, seamlessly linking the indoor and outside spaces. The kitchen has soft taupe coloured units, including a large central island, integrated Siemens appliances including two ovens, two fridge-freezers, a dishwasher, a wine fridge, and a Quooker boiling tap. Most of the cupboards have been enhanced with pull-out drawers to increase storage and improve access.

On the first floor, the reception room extends the full depth of the house and has sliding doors to a generous L-shaped outside terrace at the rear. The addition of a modern, electric fireplace creates a focal point to the room. The principal bedroom has full-height fitted wardrobes and matching vanity unit, an ensuite with shower and sliding glazed doors onto the outdoor terrace. Another bedroom on this floor - which is currently used as an office - faces the front of the house and has more useful built-in storage.

On the second floor, there are two bedrooms, a bathroom, and two glazed doors onto another spacious outside terrace at the side of the property. Both bedrooms have built-in wardrobes.

It is worth noting that there have been multiple enhancements and improvements made to the fixtures and fittings in this property: in addition to the generous and high quality storage throughout, thermostatically controlled heated towel rails are in all bathrooms, the heating system functionality has been upgraded with filters and an expansion chamber.





Gardens and Grounds

The front of the house faces the private square, where there's an allocated parking space. There's a bin store and a generous garage (with electric car charger) and space in front for a small car.

The rear garden is accessed from the kitchen/dining room, the decking providing a smooth transition in and out. The garden has a paved oval area at the centre and evergreen planting filling the spaces it creates to the borders; the design softens and enhances the rectangular shape of the boundary fencing. A low retaining wall contains built-in seating. There is a water butt and space for garden storage to the sides of the deck.

Together with its neighbours, the property also has access to the development's communal spaces which include the green space in the square opposite the property, and a larger green space, accessed from the square, with lawn, borders, paving and seating, a few trees and far-reaching views across Bath and the hills beyond

Directions (BA1 9DS)

From Queen Square, proceed along Gay Street and follow the road around to George Street. At the junction turn left into Lansdown Road. Follow this road up, past The Hare and Hounds pub on the right. Turn right into Granville Road and towards the end of this road, Lansdown Square East is on the right.

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 G.

EPC: B

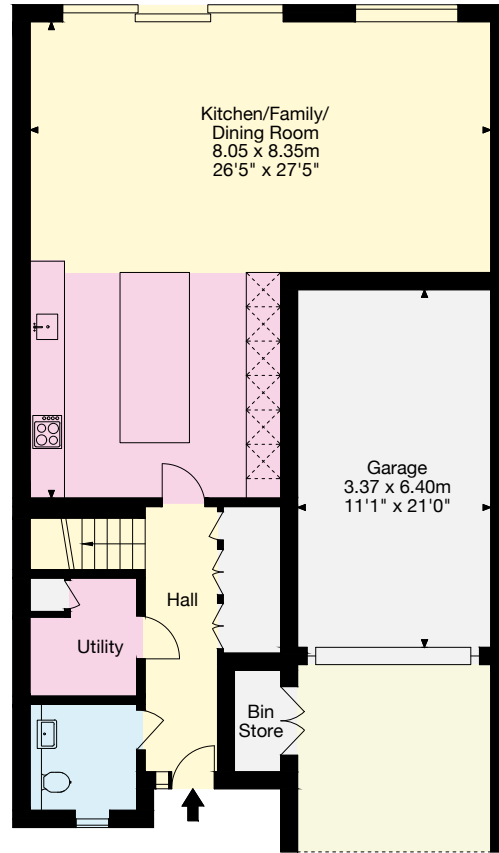
Viewing: Strictly by prior appointment with the Knight Frank, LLP.

Main House: 201 sq m / 2,163 sq ft

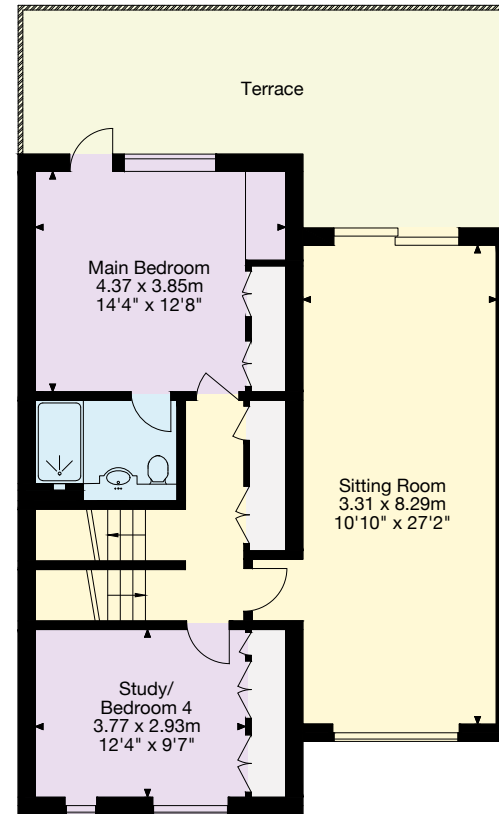
Garage: 21 sq m / 226 sq ft

Total Area: 222 sq m / 2,389 sq ft

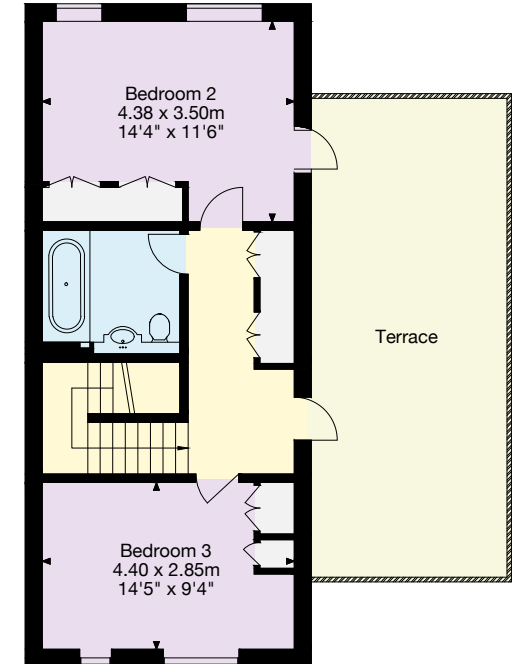
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Ground Floor



First Floor



Second Floor

Knight Frank Bath

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I would be delighted to tell you more

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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.

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Particulars dated [May 2024]. Photographs and videos dated [May 2024].

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