



19 LYNCOMBE HILL
Bath

Carter Jonas

19 LYNCOMBE HILL, BATH, SOMERSET, BA2 4PF

Main House: Entrance hall • Kitchen • Dining room • Drawing room • Withdrawing room • Utility room • W.C. • Principal bedroom with en suite bath and separate shower • Four further bedrooms • Family bathroom • EPC band D

Lower Ground Floor Apartment: Kitchen • Reception/dining room • Bedroom • Bathroom • EPC band D

Garden • On-street permit parking

DESCRIPTION

This substantial Grade II listed Georgian home spans over four main floors of living accommodation with a separate one-bedroom apartment below enjoying a prime position on Lyncombe Hill, just over half a mile south of Bath. This handsome 19th century property is expansive with just under 4,000 square foot of accommodation.

To the far end of the entrance hall is a most impressive cantilever stone staircase paired with stone landing. The ground floor is occupied by kitchen/breakfast room, and a more formal dining room is positioned across the reception hall. The first floor hosts an expansive wrap around living space with plenty of light from the wide sash windows. The kitchen is sizable with a central island, perfect for entertaining. To the rear, the kitchen has a window looking out onto a patioed north-east facing garden with wonderful views over Bath towards Bath Skyline and Bathwick Meadows. The dining room has a fireplace, sash windows as well as cornicing and an intricate ceiling rose.

Ascending the stairs to the first floor, is a drawing room with adjoining partition into a striking withdrawing room benefitting from traditional fireplaces. The bedrooms are situated on the second and third floors with two double bedrooms, a single bedroom or study along with family bathroom. The main bedroom suite occupies the third floor with en suite, including both bath and shower.

A REMARKABLE GRADE II LISTED GEORGIAN TOWNHOUSE ON THE SOUGHT-AFTER LOWER SLOPES OF LYNCOMBE HILL WITH ACCOMMODATION OVER FOUR FLOORS AND A SELF-CONTAINED ONE-BEDROOM APARTMENT BELOW.





The principal room enjoys the benefit of three windows guaranteeing ample light throughout and a further bedroom is adjacent.

The lower ground floor is a self-contained apartment from the main house, and is accessed via an external staircase directly from street level. It has sufficient kitchen space and connects to a dining and living room, following through to the entrance hallway off to the bedroom with a bathroom. A perfect rental investment opportunity or prospect to open and rejoin this into additional living accommodation.

SITUATION

Lyncombe Hill is a fabulous location just a short walk to Widcombe Parade shops, pubs and eateries as well as

Bath city centre and Bath Spa train station providing main rail access. It is ideal for access to local schools including Widcombe Primary School as well as The Paragon, Prior Park, King Edward School, Beechen Cliff and Ralph Allen. The Kennet and Avon Canal network is close at hand allowing for superb walking and running on your doorstep.

ADDITIONAL INFORMATION

Tenure: Freehold

Planning: Grade II Listed

Services: All mains services are connected.

Local Authority: Bath and North East Somerset Council.

Council Tax: Main house (Band F) Apartment (Band A)

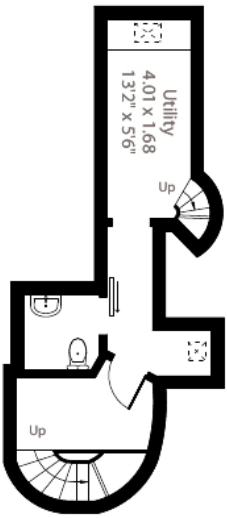
Viewings: Strictly by appointment with Carter Jonas.



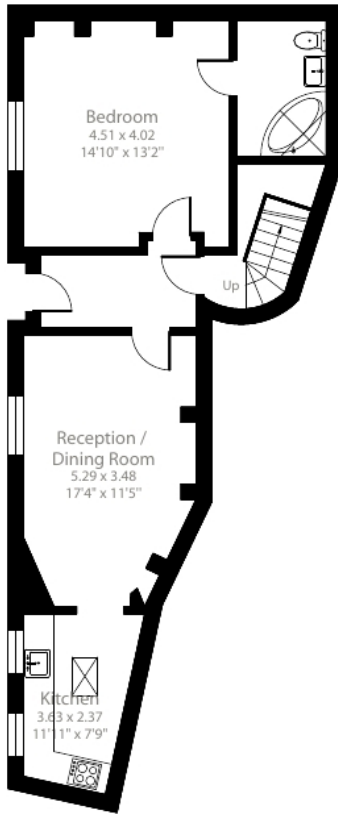
Lyncombe Hill, Bath, BA2

Approximate Area = 3781 sq ft / 351.2 sq m

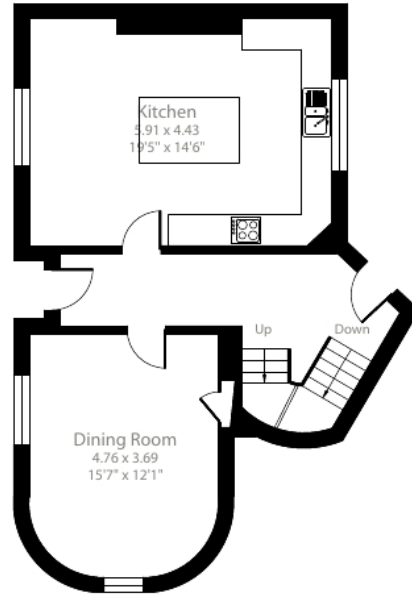
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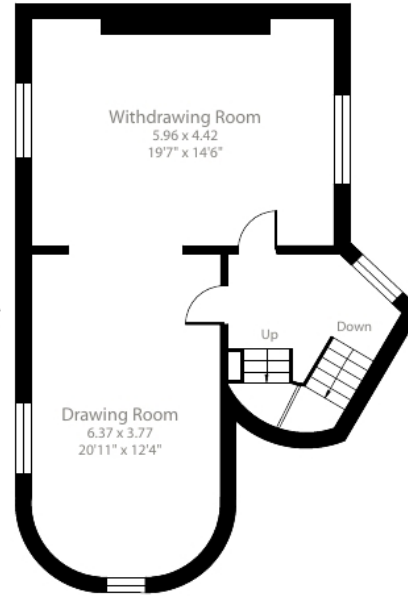
Lower Ground Floor 1



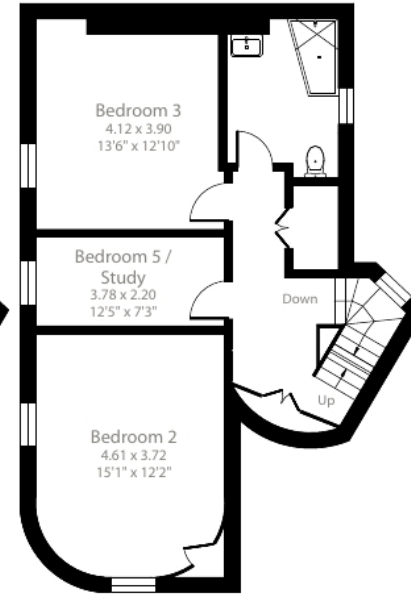
Lower Ground Floor 2



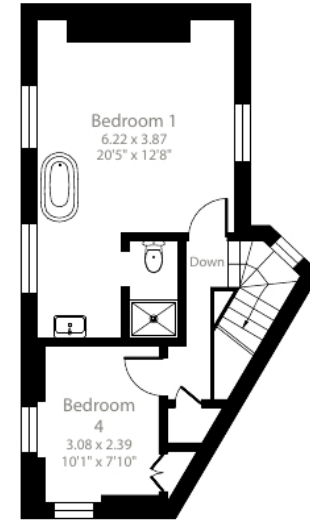
Ground Floor



First Floor



Second Floor



Third Floor





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