



NOVELLI
Lansdown Road

Carter Jonas

NOVELLI, LANSDOWN ROAD, BATH, SOMERSET, BA1 5SU

A SUBSTANTIAL AND BEAUTIFULLY CHARACTERFUL DOUBLE FRONTED FAMILY HOME SITUATED IN LANSDOWN, CLOSE TO RICHMOND HILL. THE PROPERTY BENEFITS FROM GARAGE PARKING AND A HIGH-END FINISH INSIDE.

Enclosed entrance porch • Entrance hall • Living/dining room • Kitchen/breakfast room • Cloakroom WC • Five bedrooms • Family bathroom with separate shower • En suite to principal bedroom • Bathroom to second floor

Courtyard garden to rear • Lawned garden to front and side • Garage parking

DESCRIPTION

This stunning Edwardian family home has beautifully appointed interiors and an imposing double fronted exterior with shuttered sash windows. Located on the northern slopes of Lansdown, close to Stephens Church and the sought after residential area of Richmond, this is a very well-situated property, especially good for excellent local schooling with both Kingswood and The Royal High on your doorstep.

The main feeling you get at Novelli is one of space and light, with high ceilings and well proportioned rooms throughout. The living/dining room runs full width to the house lit by a large three bay window to the front. The room has characterful coving and period features, as well as a Bath stone surround working fireplace, cast iron radiators and built-in storage plus floating shelving to either side of the chimney breast. This room is vast, with ample space for both lounging and dining.

The kitchen-breakfast room is also of an excellent size and has a gorgeous dark blue handmade fitted kitchen with wood block worktops, integrated wine fridge and dishwasher as well as a large island unit with breakfast bar. Underfloor heating through engineered oak wood floors completes the look. There is space also for an American style fridge/freezer and range cooker.







Upstairs there are five bedrooms over two floors. The principal bedroom has built in wardrobes and en suite shower room with high-end fittings and unique upcycled vanity unit and sink. There is a family bathroom to the first floor. To the second floor are two further bedrooms and bathroom. Any of these bedrooms could also double as a study. To the outside is a south-facing lawned garden that wraps around the house, with a courtyard to the rear and garage.

SITUATION

The top of Lansdown Road is a handsome terrace of Edwardian villas with Novelli being the end terrace. Located on Lansdown's much sought after lower slopes, beautifully positioned opposite St Stephen's church and within easy walking distance of Bath city centre. Novelli is perfectly positioned within easy access of a triangle of excellent state and independent schools which include The Royal High and Kingswood Schools on Lansdown Road and St Stephens Primary School on nearby Richmond Place.

The UNESCO World Heritage City of Bath is just under a mile away and offers a wonderful array of chain and independent retail outlets, many fine restaurants cafes and wine bars and a number of well-respected cultural activities which include a world famous music and literary festival, the attractions at The Roman Baths and Pump Rooms along with many lovely museums and art galleries. World class sporting facilities are available at Bath Rugby and Cricket Clubs and Bath University and there is a good local tennis and bowls club nearby. There are also lovely 5 star hotel and spa facilities at the Royal Crescent and Priory Hotels.

Communications include a direct line to London Paddington, Bristol and South Wales from Bath Spa Railway Station. The M4 Motorway, Junction 18 is 6 miles to the north and Bristol Airport is 18 miles to the west.

ADDITIONAL INFORMATION

Tenure: Leasehold (420 years from 25 December 1887)

Services: All mains services are connected

Ground Rent: £4 per annum

Local Authority: Bath and North East Somerset Council

Council Tax: Band G

EPC: Band D

Viewing: Strictly by appointment with Carter Jonas





Lansdown Road, Bath, BA1

Approximate Area = 2437 sq ft / 226.4 sq m

Garage = 146 sq ft / 13.5 sq m

Total = 2583 sq ft / 240 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2026. Produced for Carter Jonas. REF: 1446500

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