

O.I.R.O.  
£700,000

### LYNCOMBE HILL, BATH

A gorgeous double fronted Grade II listed Georgian town house, situated in the bijoux area of Widcombe, within a quarter of a mile walk of Bath centre and very well located for Bath Spa rail station. The residence oozes period features and offers generous 7 bedroom flexible accommodation. The property is ideal as a family home and can be arranged for separate accommodation in part to allow for relative, investment or home office. There are 4 bathrooms, 3 stunning reception rooms and a lovely family kitchen/dining room.



## 19 LYNCOMBE HILL, BATH

### SITUATION AND DESCRIPTION

An outstanding example of a Georgian Townhouse with an interesting corner location and bowed side façade. Originally begun around 1791, the property was subsequently divided into two separate dwellings in the early 1800's and occupied by two local craftsmen involved in the construction of Southcot Place just around the corner. The property remained divided until the 1980's when it was reinstated as a single dwelling. It was within this period also that the distinctive Mansard style top floor was added.

The property oozes character and has many interesting and unique features. All levels are connected by a wonderful cantilever staircase enhanced by lovely artwork. The property offers great flexibility and could allow (as in the past) for separate accommodation on the lower floor to accommodate relative, investment or home office. The slightly elevated position of the property allows for excellent views across the city and has been wonderfully presented by the current owners.

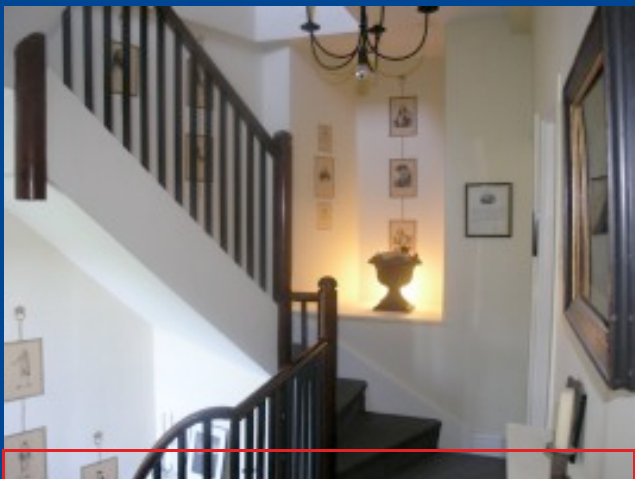
Situated on the lower slopes of Lyncombe Hill, a quiet residential area, Faringdon House is within walking distance of Bath Spa Railway Station, local amenities within Widcombe High Street and a wider range of shopping facilities in the nearby City centre. Widcombe is a highly sought after location within close proximity of some of Bath's finest schools, which include both state and private primary and secondary schools, namely King Edwards, the Royal High School, Prior Park College, Kingswood and Paragon. The University of Bath is situated on this side of the city. Pleasant walks may be enjoyed on the nearby Kennet and Avon Canal tow path and nearby National Trust owned land surrounding Prior Park.

### Accommodation

#### GROUND FLOOR

##### ENTRANCE HALL

Panelled front door, feature fan light above, coved ceiling, cantilever staircase to first and lower ground floor. Meter cupboard with white marble top, radiator, glazed door to rear garden and panelled doors to:



##### FAMILY KITCHEN/BREAKFAST ROOM

**20'0 x 14'6 (into recess) (6.10m x 4.42m)** Sash windows to front and rear, single drainer, laminated one and a half bowl inset sink unit with cupboards under, range of base units comprising cupboards and drawers, matching wall cupboards with display shelves with laminated work tops. Plumbing for dishwasher, electric hob with extractor fan above and tiled splashback. Fitted microwave, wall mounted central heating controls and boiler cupboard with floor mounted gas fired central heating boiler, fitted electric oven, fitted fridge and freezer. Radiator, dado rail, picture rail and corniced ceiling.

##### FORMAL DINING ROOM

**16'8 x 12'0 (5.08m x 3.66m)** Sash window to front and feature bow window to side, corniced ceiling and fireplace with mantelpiece, cast iron inset and fire basket with stone hearth. Built-in shelved storage cupboard, recessed halogen lights to ceiling and range of wall mounted book cases occupying one wall.

#### FIRST FLOOR

##### LANDING

Sash window to side overlooking garden, radiator, corniced ceiling, stairs to second and lower ground floor and panelled doors to:

##### DRAWING ROOM

**20'11 into bow window x 12'1 (6.38m into bow window x 3.68m)** Sash windows to front and feature bow window to side. Corniced ceiling, fireplace with cast iron inset stone hearth and period mantelpiece and surround. Television point, formal archway leading to:

##### WITHDRAWING ROOM

**19'6 x 14'5 (5.94m x 4.39m)** Sash windows to front and rear, corniced ceiling, period fireplace with original mantelpiece surround and inset cast iron fire basket with grate and stone hearth. Two radiators, corniced ceiling and television point.

#### SECOND FLOOR

##### MASTER BEDROOM

**13'7 into recess narrows to 12'9 x 11'8 (4.14m into recess narrows to 3.89m x 3.56m)** Sash window to front, radiator, telephone point and television point. Door to:

##### ENSUITE BATHROOM

Sash window to rear, panel enclosed bath with mixer and spray unit, low level WC with concealed cistern. Vanity unit with inset basin and two units below. Wardrobe area with hanging space and storage space above and shaver point.

##### BEDROOM 3

**15'9 x 12'1 (4.80m x 3.68m)** Sash window to front with feature bow window to side, radiator, telephone point and television point. Built-in storage cupboard with hanging space and shelves. Fireplace with wooden surround and mantelpiece, inset cast iron and fire basket and stone hearth.

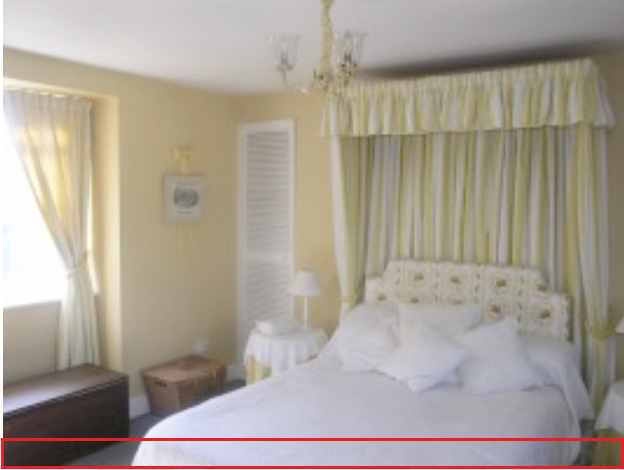
### BEDROOM 5

**12'4 x 7'6 (3.76m x 2.29m)** Sash window to front, radiator, telephone point.

### THIRD FLOOR

### BEDROOM 2

**12'10 x 12'1 (3.91m x 3.68m)** Sash windows to front and rear, radiator, built-in wardrobe with louver door, shelved with hanging space and range of shelves occupying other side of chimney breast.



### BEDROOM 4

**11'4 x 8'0 (3.45m x 2.44m)** Sash window to front with feature window to side, stripped pine floor, radiator.

### FAMILY BATHROOM

With white suite, sash window to front, panel enclosed bath with shower over, low level WC, pedestal wash hand basin, radiator, shaver point, tiled walls with wall light point.

### LOWER GROUND FLOOR

**LOWER GROUND FLOOR LOBBY** with staircase to ground floor.

### CLOAKROOM

Oil filled wall mounted electric radiator, wash basin, part tiled walls, tiled floor, extractor fan and low level WC.

**TOOL STORE** shelved under stairs cupboard and

### UTILITY ROOM/SCULLERY

Velux window rear, tiled floor, radiator, laminated wall cupboards with full length laminated shelved cupboard, stainless steel single drainer sink unit with cupboards and drawers under, plumbing for washing machine and vented for tumble dryer, and access to rear storage vault.

### LOWER GROUND FLOOR GUEST ACCOMMODATION (formerly a separate and self contained flat)

### ENTRANCE HALL

Radiator, wall mounted meter cupboard, obscure glazed front door to courtyard and steps to street. Panelled doors to:

### BEDROOM 6

**13'2 x 12'4 (4.01m x 3.76m)** Sash window to front, radiator, ornamental and shelved display recess, boiler cupboard with louver door and wall mounted gas boiler, further storage cupboard to side and door to:

### ENSUITE SHOWER ROOM

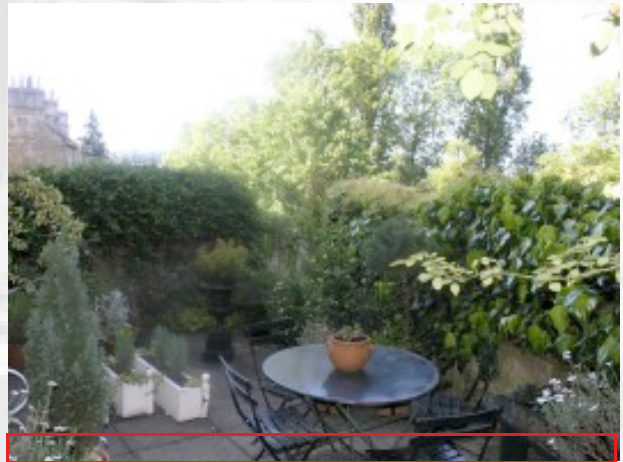
Part-tiled walls, tiled floor, tiled shower cubicle with double sized shower tray, radiator, low level WC, pedestal wash hand basin, extractor fan and wall lights.

### BEDROOM 7

**17'2 x 11'5 (5.23m x 3.48m) (former flat sitting room)** Sash window to front, recessed shelved display alcove, radiator, feature half glazed door to:

### SHOWER ROOM (former flat kitchen)

Skylight window, wall mounted oil filled electric radiator, low level WC with concealed cistern, extractor fan, tiled floor, vanity unit with inset basin and double fronted cupboard below and tiled splash back above, built-in cupboard with twin cupboards and drawers, shaver point.



#### The Property Misdescriptions Act

We at Butfield Breach endeavour to ensure accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property. A buyer is advised to obtain verification from their Solicitor and/or Surveyor. A buyer must check availability of any property and make an appointment to view.

#### Measurements and other information

The measurements indicated are supplied for guidance only and are therefore approximate. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Potential buyers are advised to recheck the measurements before committing to any expense.

#### Money Laundering Regulations 2003

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



## OUTSIDE FRONT

Flagstone area enclosed by walls and wrought iron railings to front and side, archway to lower ground front door, gas meter cupboard, and flagstone with steps to rear gate.

## OUTSIDE REAR

Rear enclosed garden mainly laid to patio with flower bed borders. Rear access gate.

## DIRECTIONS

Leave the city via North Parade and at the traffic lights by the railway bridge turn right into Pulteney Road. Continue along this road through Widcombe Parade and High Street. At the end of the shops, turn left into Lyncombe Hill and Faringdon House will be found on the left hand side shortly before the turning to Southcot Place.

## VENDOR'S NOTE

£10 per annum is paid to Southcot Place House Holders Association which maintains and gives access to the Green in Southcot Place.

## GENERAL INFORMATION

### Services

Mains electricity and water, private drainage, telephone subject to British Telecom regulations, gas fired central heating.

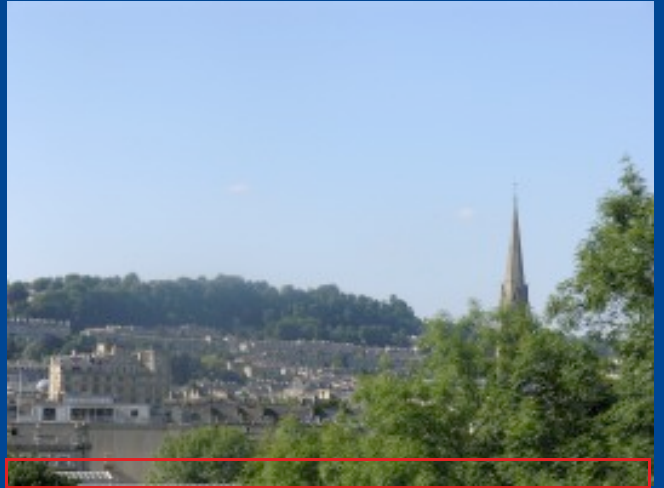
**Tenure** Freehold

### Local Authority

Bath and North East Somerset  
Tel: (01225) 477000

### Viewing

Only by appointment with the selling agents. Telephone Butfield Breach on 01225 311151.



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