



Winkworth





## PARKING/DRIVEWAY

The front driveway has been remodelled by the current owners and now incorporates a large stylish carport to the side of the house as well as parking for a number of vehicles.



## PROPERTY OVERVIEW

Beckford Lodge is an impressive period house in Lansdown. It is a brilliant family house with grand proportioned rooms.

The front of the house has been extensively remodelled to include a new driveway, newly built car port, repositioned electric gates and landscaping. Inside the property has been extensively refurbished including a new kitchen, bathrooms and sash windows replaced in 2019.



Entrance hall | sitting room | formal dining room and balcony | study | Mast breakfast room with bifold doors into the garden | family room | utility room | loo | Master bedroom with ensuit bathroom | guest bedroom with balcony | 4 further bedrooms | 2 further bathrooms | loo.

Newly landscaped garden and remodelled driveway and new carports. South facing garden with summer house.

Main house 3,716 Sq Ft | 345 Sq M.



## RECEPTION ROOMS

Inside Beckford Lodge you are greeted by an impressive and inviting hallway. There are 3 spacious reception rooms on this level and attractive staircase leading to upper and lower floors. The sitting room and dining room are of grand proportions, with high ceilings and large sash windows which almost reach floor to ceiling. The dining room has access out to the balcony with an elevation view over the garden. The whole property has been carefully designed and of particular note is the level of storage throughout. In the study and family room there is some superb intricate hand built cabinetry and the sitting room has attractive alcove storage.











## LOWER FLOORS

On the ground / garden floor is a large kitchen/breakfast room with bi-folding doors into the garden. The kitchen is hand built by Trefurn, with polished stone worktop, aga and separate electric oven / microwave in the stylish island. These rooms face south and benefit from plenty of light and views over the garden. There is a useful utility area with pantry, washing facilities and boiler room.

There is also a second study/playroom on the half landing.



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**ICH**  
*maker!*



# UPPER FLOORS

On the upper two floors are 6 bedrooms, 3 bathrooms and a separate loo. The master bedroom, which is on the first floor, has an ensuite shower room, there is a guest bedroom with a private balcony, bedroom 3 and stunning family bathroom with roll top bath and separate shower (underfloor heating to all bathrooms). All the bedrooms (except the guest bedroom) have built in wardrobes.

On the second floor are 3 further bedrooms and the third bathroom.













# GARDEN

The landscaped garden faces south with an attractive seating area. There is an attractive mixture of mature planting and modern structural planting.





## TENURE

Freehold

## SERVICES

All main services are connected.

## LOCAL AUTHORITY

Bath & North East Somerset Council

Tel: 01225 477000 or [www.bathnes.gov.uk](http://www.bathnes.gov.uk)

## VIEWING

Strictly by appointment with Winkworth Bath

## FIXTURES & FITTINGS

All those items regarded as tenant's fixtures and fittings, together with the fitted carpets, curtains and light fittings are specifically excluded from the sale. However, certain items may be available by separate negotiation.

## COUNCIL TAX

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## EPC RATING

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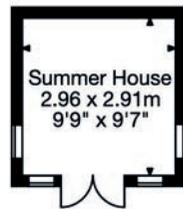
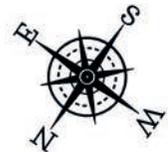
## FLOOR PLAN

Beckford Lodge,  
Lansdown Road,  
Bath,  
BA1 5TB

Main House-  
3716 Sq Ft - 345 Sq M

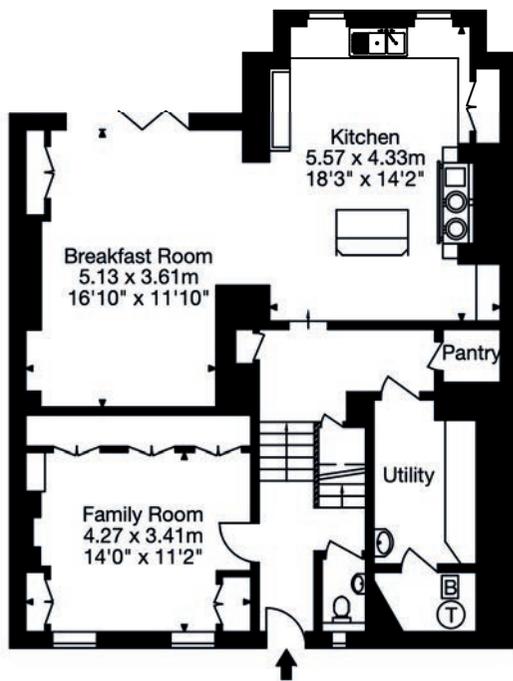
Outbuildings  
96 Sq Ft - 9 Sq M

Total Area  
(Excluding Loft Space)  
3812 Sq Ft - 9 Sq M

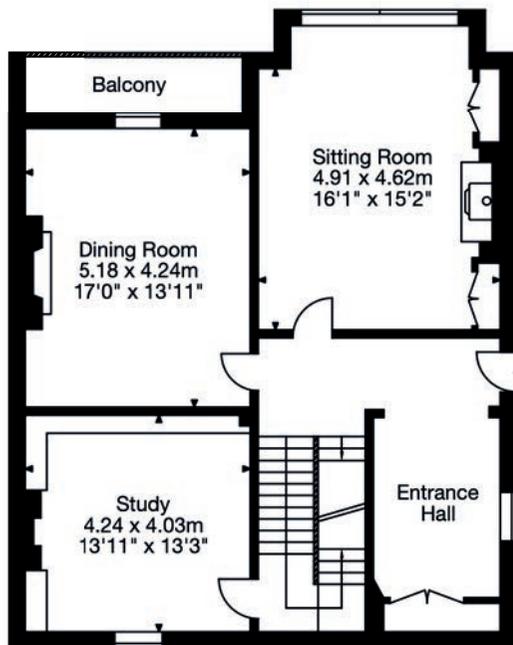


Summer House  
2.96 x 2.91m  
9'9" x 9'7"

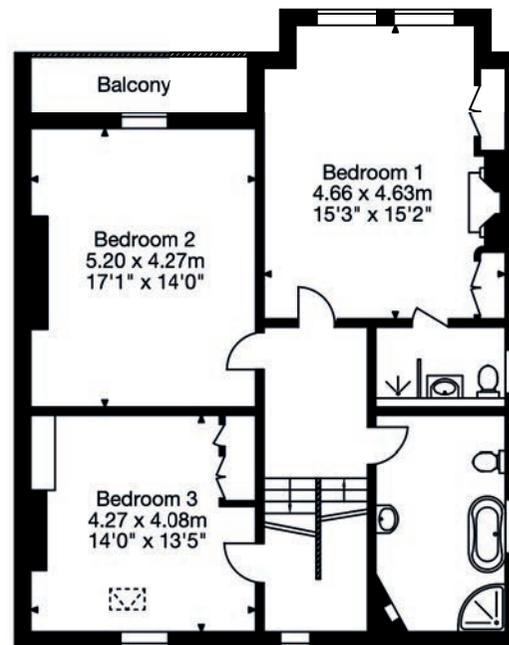
Outbuilding



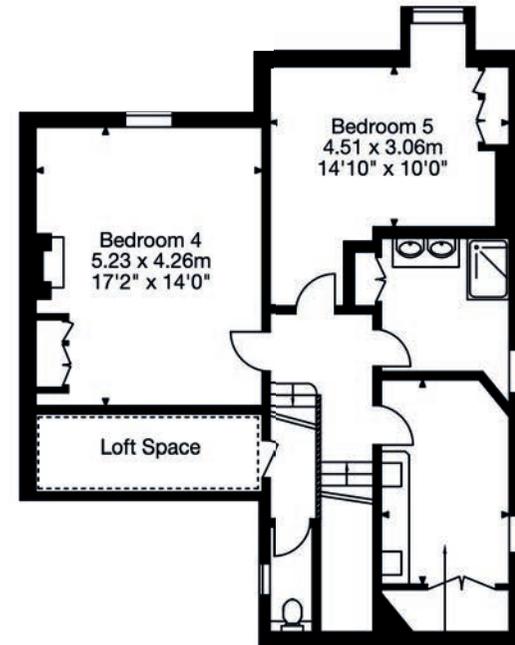
Garden Floor



Ground Floor



First Floor



Second Floor

Winkworth Bath  
13 Argyle Street  
Bath  
BA2 4BQ

[bath@winkworth.co.uk](mailto:bath@winkworth.co.uk)  
01225 829000

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