



TASMAN
HOUSE
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TASMAN HOUSE, LANSDOWN

Winkworth



TASMAN HOUSE

VAN DIEMENS LANE, LANSDOWN, BATH, BA1 5TW

An impressive contemporary family house in the prime location of Lansdown.

Entrance hall | Open plan kitchen, dining and living room | Separate snug | Home office/5th bedroom and second sitting area off the kitchen | Utility room and utilities cupboard | Downstairs cloakroom

Master bedroom with ensuite shower room | 3 further bedrooms | 2 further bath/shower rooms

Double garage | Ample parking on driveway
Secluded south facing rear garden | Wooden clad home office

Bath office

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Winkworth

See things differently.



DESCRIPTION

An impressive contemporary detached family house spanning over 2,571 sq ft including the outbuilding and garage, in the prime location of Lansdown in Bath.

Tasman House is a beautifully presented 4/5 bedroom detached house arranged over 2 floors. On the ground floor you enter via the entrance porch which leads into a spacious double-height hallway with cosy reading nook. There is an impressive open plan kitchen, living and dining zone, separate snug, utility room and second sitting room off the kitchen. There is also a home office/play room/5th double bedroom and cloakroom.

A central stairway leads to a spacious dual aspect landing with study area and plenty of storage, master bedroom suite with ensuite and dressing room and a further 3 double bedrooms and 3 beautifully appointed bath/shower rooms.

In the garden is a superb timber clad home office/playroom/gym with air conditioning and electric supply. It is a great space to work or play with the added benefit of plenty of natural light given the floor to ceiling windows and doors and a large lantern window in the roof.

The open-plan reception space is a key feature to the property, with floor to ceiling windows (sliding doors) opening onto the terrace and overlooking the level lawned garden. The current owners divide the space between the kitchen area with 2 separate sitting areas, and a dining area.

A top of the range kitchen with stylish handleless cabinetry, including built in pantry, and large kitchen island and breakfast bar, set off with a bespoke lighting design. In built induction hob has a downward extractor system, Samsung microwave oven and oven, Large American style Fisher & Payrel fridge with freezer drawers, Quooker boiling water tap, water filtration system, and waste disposal unit.

The high specifications continue with underfloor heating throughout, and a highly efficient boiler installed in circa 2023.

The house has been lovingly looked after by the vendors and those before them including a full renovation in circa 2023.

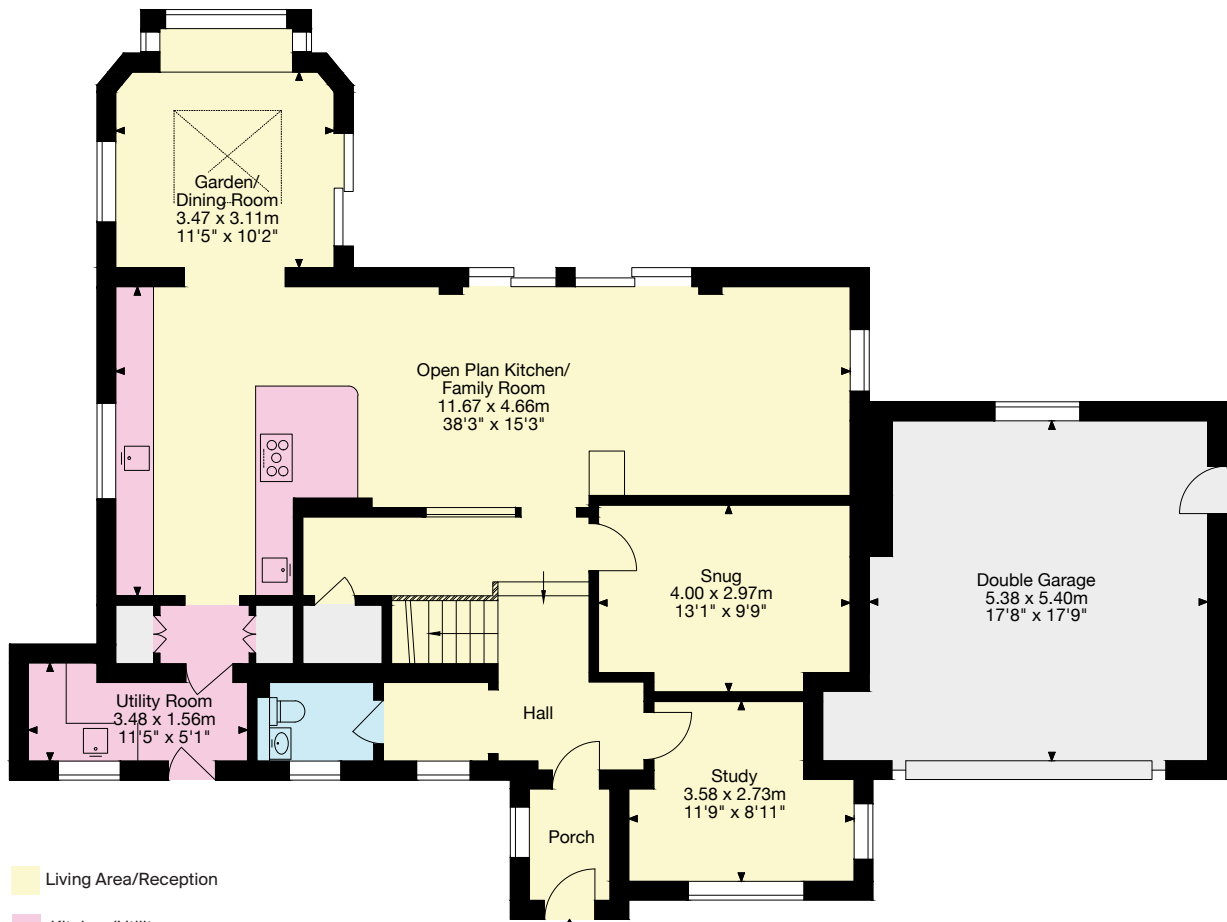






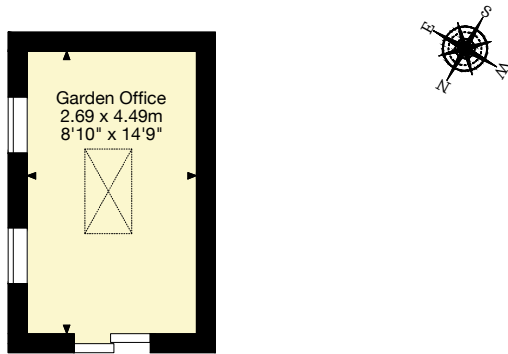


TASMAN HOUSE, VAN DIEMENS LANE, BATH
Gross Internal Area (Approx.)
Main House = 198 sq m / 2,129 sq ft
Double Garage = 29 sq m / 312 sq ft
Outbuilding = 12 sq m / 130 sq ft
Total Area = 239 sq m / 2,571 sq ft

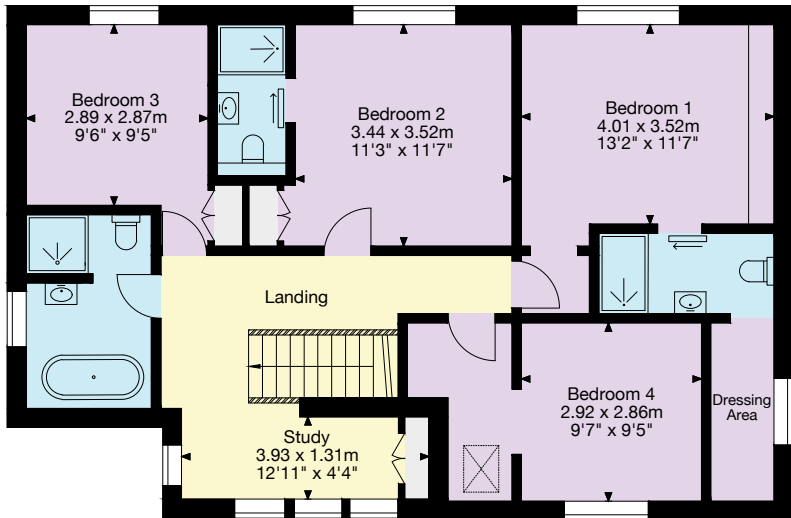


- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space

Ground Floor



Outbuilding
(Not shown in actual location or orientation.)



First Floor



OUTSIDE
The house has a large level south facing garden, with a raised terrace area off the living space ideal for al fresco dining and entertaining. The garden benefits from sun throughout the day and is separated by mature trees and shrubs from the neighbouring properties.

There is a resin driveway with space to park several cars, a double garage and electric car charging point.

FIXTURES AND 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.

LOCAL AUTHORITY
Bath & Northeast Somerset.

COUNCIL TAX BAND
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VIEWING
Strictly by appointment with the agents.

AGENTS NOTE
The family work from home and enjoy great broadband and mobile coverage.

The current vendors have achieved planning permission for various improvements should any be required.





Winkworth