



RICHMOND PLACE

Winkworth





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LANSDOWN, BATH BA1

A beautifully presented Grade II Listed terraced townhouse
in the heart of Lansdown.

Entrance Hall | Sitting room | 3 double bedrooms | Shower room | Cloakroom | Kitchen | Dining area | Laundry
Gated front garden rear garden with delightful summer house/studio

Bath Spa to London Paddington c.90 mins, Bristol c.15 mins and the M4 junction 18 is c.10 miles
c.10/15 minute walk into the city centre

Bath office

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Winkworth

See things differently.

DESCRIPTION

A beautifully presented Grade II Listed terraced townhouse in the heart of Lansdown. The light and spacious accommodation is arranged over three floors with views across to Solsbury Hill.

A delightful gated front garden leads to the front door which is actually on the middle floor. You enter the house into a small entrance hall which opens into the Sitting room with a feature Victorian fireplace surrounded by alcoves with cupboards and shelving, plantation blinds cover the original sash windows to the front of the house. Bedroom two is accessed off the sitting room at this level and is currently used as a reading room again with an original fire surround and sash window overlooking the rear garden. There are stairs from the level to the upper and lower floors.

On the upper floor there are a further two double bedrooms both immaculately presented with fireplaces and built in wardrobes. There is also a spacious bathroom with walk in shower, w.c. and was hand basin.

On the lower ground floor, which is garden level at the rear, we find a second sitting room with a wood burner in the original fireplace, part of the right alcove makes a great log store and again there are bookshelves to either side of the fireplace. French doors lead into a lightwell at the front. There is a cloakroom/w.c. to the front of the house and there are two doorways through to the rear where we find the Kitchen and the Dining area, which is illuminated by a skylight window. The kitchen is fairly minimalist and of a contemporary design. A gas fired Rayburn sits in the original fireplace as a centre piece with built in units in a U-shape which creates a breakfast bar into the dining area. The dining area has space for a table and has French doors which leads to the rear garden.

OUTSIDE

To the front of the property a paved pathway leads through a well-planned garden which is partly gravelled with a variety of herbs and shrubs in the borders, which leads to the front door.

The rear garden is again partly paved and gravelled with a selection of box hedging, pots and assorted shrubs leading down to a beautiful summer house/studio at the rear of the garden, a paved patio just to the rear of the house also provides an Al Fresco dining space and access to the laundry.





LOCATION

This wonderful period home is situated in an elevated position with spectacular views, in the popular neighbourhood of Lansdown overlooking the green at the front. Located just above the heart of the city it is just a 10/15 minute walk to the shops of Milsom Street and a number of Bath's best regarded schools including St. Stephen's primary, almost directly opposite and The Royal High and Kingswood School which are situated nearby. The city of Bath itself offers an array of cultural and leisure amenities and has excellent communications with Bristol, Junction 18 of the M4 is just under nine miles. There are regular high-speed train services from Bath Spa Station to London Paddington (approximately 90 minutes).

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.

TENURE

Freehold.

SERVICES

All mains services are connected.

LOCAL AUTHORITY

Bath & North East Somerset Council:
Tel: 01225 477000 or www.bathnes.gov.uk

COUNCIL TAX BAND

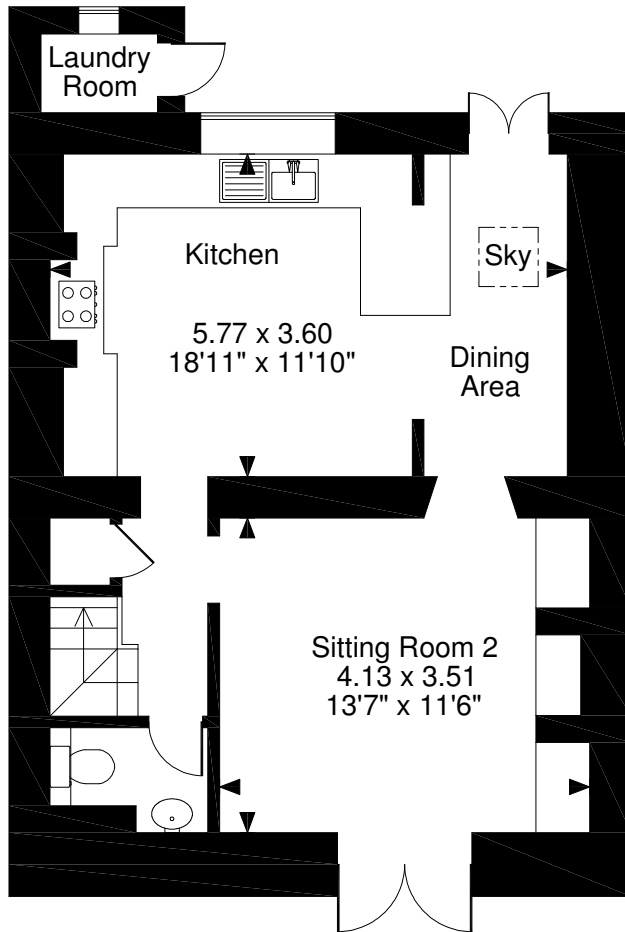
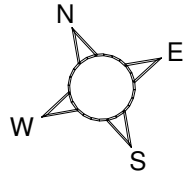
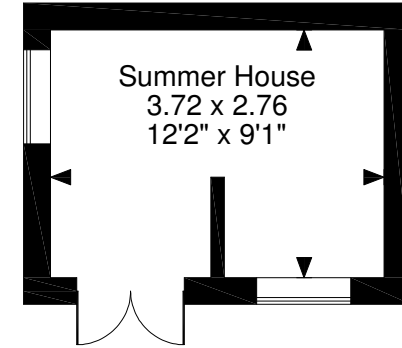
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VIEWING

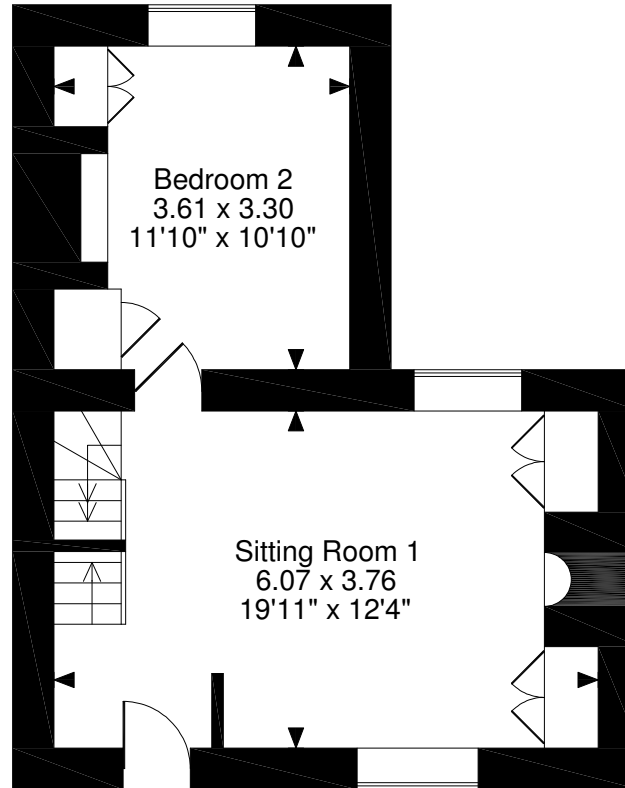
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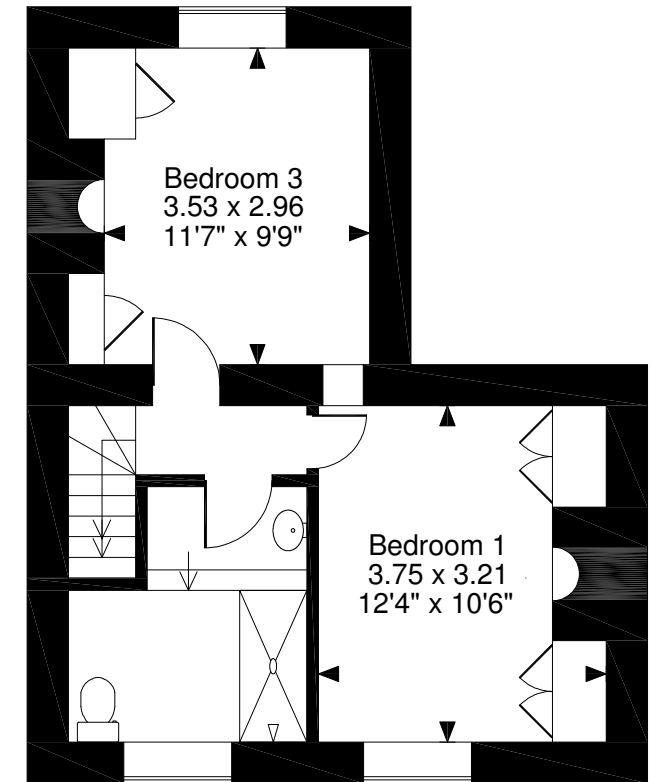
Richmond Place, Bath, Somerset
Approximate Gross Internal Area
Main House = 1239 Sq Ft/115 Sq M
Summer House = 111 Sq Ft/10 Sq M
 Quoted Area Excludes 'External Laundry Room'



Lower Ground Floor



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE





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