



Hillbrook House, Lyncombe Vale Road, Bath, BA2 4LS

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A beautifully presented detached home offering flexible accommodation, situated in this highly sought-after location and enjoying fine views to the south

| Entrance hall | Kitchen/dining room | Dual aspect sitting room | Ground floor bathroom/utility | Separate cloakroom | 3 bedrooms (1 ensuite) | Living room/study/occasional bedroom 4 | Family bathroom | Storeroom | Wrap-around landscaped gardens | Garage | Parking for several vehicles |

Situation

Lyncombe Vale Road is located on the southern slopes of the city within walking distance of Bath Spa railway station, close to the Paragon School and Prior Park College, as well as excellent state schools including the highly regarded Widcombe junior school and Beechen Cliff. This sought-after area provides a semi-rural feel close to open countryside but is still only a walk away from the village atmosphere of nearby Widcombe with its cafés, convenience store and popular pubs. The two tunnels cycle path towards Midford and Wellow is accessed from the end of the road.

The amenities of the city centre offer a wonderful array of chain and independent retail outlets, many fine restaurants, cafés and wine bars along with a number of cultural activities including a world-famous international music and literary festival, the Theatre Royal, a selection of museums and art galleries and the attractions at The Roman Baths and Pump Rooms. World class sporting facilities are available at nearby Bath Rugby and Cricket Clubs and at Bath University and there are excellent spa and gym facilities at The Gainsborough, The Royal Crescent, The Priory and Combe Grove Manor Hotels. Communications include a direct line to London Paddington, Bristol and South Wales from Bath Spa railway station. The M4 Motorway (Junction 18) is 10 miles to the north and Bristol Airport is approximately 18 miles to the west.

Description

Hillbrook House is a beautifully presented detached home built to a high specification in 2006 and designed to take full account of the wonderful southerly aspect. The property benefits from numerous desirable features, both technological and practical, and offers well-appointed, spacious, bright and incredibly flexible accommodation.

The property is entered at ground floor level into an excellent sized hallway leading through to a cleverly designed kitchen/dining room. The kitchen comprises an array of base and wall units with a variety of integrated appliances. The dining area is a great size and there are bi-folding doors out to the terrace. Off the dining area is a wonderful dual aspect sitting room with timber flooring. A bathroom/utility and separate cloakroom complete the ground floor.







The first floor of Hillbrook House has two double bedrooms, one with an ensuite wc and a family bathroom. There is also an excellent large open plan room which provides flexible space. In its current configuration it is used as living room/study/occasional fourth bedroom. There is a very clever sliding wall system which allows the room to be sub-divided, when this is needed.

On the lower floor is a spacious double bedroom with ensuite shower room and walk-in store.

Externally

The gardens of Hillbrook House are of particular note and have been beautifully landscaped and maintained, wrapping around the house, with original stone walls on two sides. The Lyn brook runs through the garden which is beautifully laid out with lawned areas and well-stocked flower beds. There is also a lovely decked terrace, ideal for alfresco dining and entertaining.

To the front of the property is driveway parking for several cars and access to the garage.

General Information

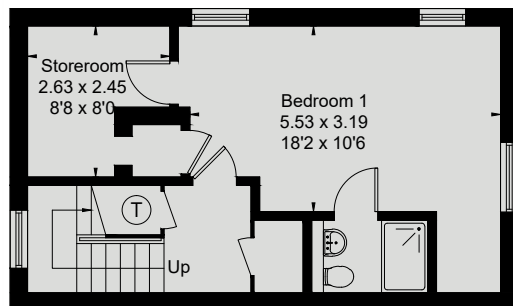
Bath & North East Somerset Council. Council Tax Band G.

The tenure is Freehold.

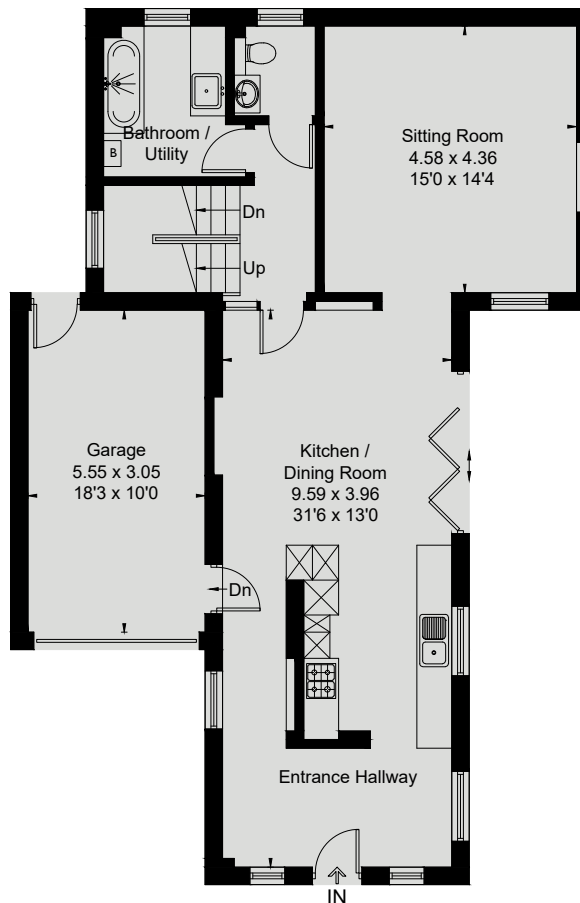
Mains services connected.



Approximate Floor Area = 208.6 sq m / 2245 sq ft
 Garage = 17.1 sq m / 184 sq ft
 Total = 225.7 sq m / 2429 sq ft (Including Eaves)

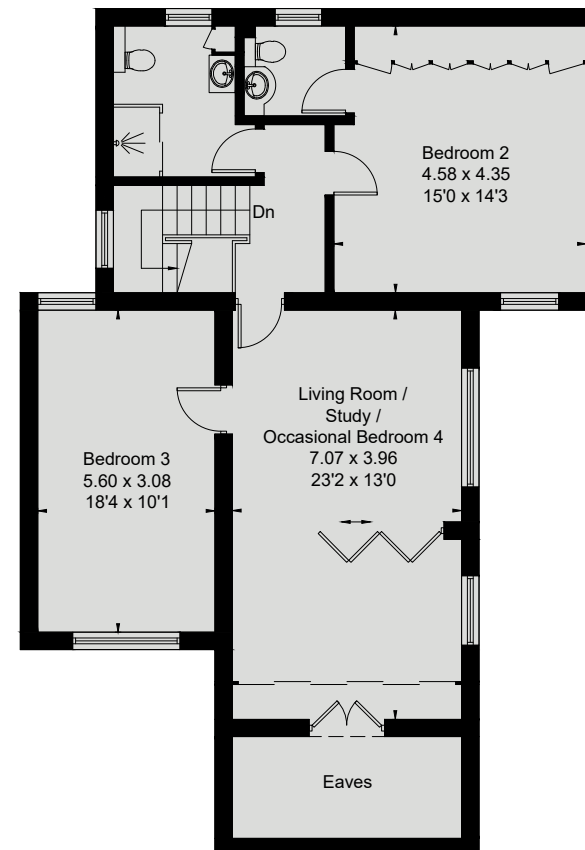


Lower Ground Floor



Ground Floor

[] = Reduced head height below 1.5m



First Floor

