



6 Mount Beacon, Lansdown, Bath, BA1 5QP



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A grand Grade II listed end terrace house, built circa 1796 and providing in excess of 6,300 sq. ft. of accommodation

| Entrance hall | Spacious inner hall | Garden room | Drawing room | Dining room | Family room | Kitchen | Cloakroom | 6 bedrooms (1 ensuite) | 2 family bathrooms | Self-contained lower ground floor flat comprising sitting room, kitchen, cloakroom, bedroom and bathroom | Laundry room | Work room/studio | Workshop | Established gardens | Off-street parking |

Situation

This wonderful home is located on the northern slopes in one of Bath's prime residential locations, yet is within easy reach of the city centre with its extensive range of shopping facilities, many fine restaurants and wine bars, excellent sporting facilities, the Theatre Royal, several museums and the Thermae Spa.

Bath Spa railway station provides a mainline direct service with access to London Paddington (approximately 90 minutes) and the City of Bristol. The M4 (junction 18) is 9 miles to the north providing direct routes to London, South Wales, Bristol and the Midlands via the M5.

Nearby schools include The Royal High, Kingswood and St. Stephen's Primary School. Also within easy reach are The Lansdown Club which provides tennis, squash and croquet facilities, Lansdown Golf Club and Bath Racecourse.

Description

No. 6 is an exceptionally fine house which has a wonderful sense of space and light. The east/west orientation ensures that all rooms get a great amount of light. This, coupled with the generous proportions of the property, make it a very unusual find. Much-loved by the current owner whose children were brought up here in great comfort, it is now ready for its next owners to enjoy.

Entering the house via the front door, you are welcomed into a superb entrance hall. Following straight ahead, this leads through to a charming garden room with great views to the south and west. To your right and up five stairs, you find the spacious inner hall, off which all the principal rooms are set.

To your right is a fantastic kitchen which opens via double wedding doors to a superb family room. The kitchen is fitted with a range of modern white units, a range cooker and a dishwasher. There is a central island with granite worktops.

The family room has large double sash windows and views to the front of the property. There is a central fireplace with gas fire (not tested).





Across the hallway you find the drawing room which has a marvellous wide bay window with views over the gardens and to the west. There is cornicing and an attractive marble fireplace with Regency grate.

At the end of the hall is the superb dining room with white marble fireplace and built-in shelving.

Steps lead down to a back door and a cloakroom. Further stairs lead down to the lower ground floor which is split into a self-contained apartment and an area which remains part of the main house accommodation.

Here you find a great workroom/studio which opens to a workshop area with wine bins and an old stone fireplace. There is also a very handy laundry room.

A lockable door then leads you to a super one-bedroom, self-contained apartment which has its own boiler, independent gas and electricity. The accommodation provides a very generous sitting room, well-fitted kitchen with AGA, cloakroom, bedroom and bathroom. The bedroom leads through to a walk-in store area.

On the first floor, there are three wonderful double bedrooms; two facing the front of the house and one overlooking the rear gardens. There is also a very generous family bathroom with bath and shower.

On the second floor there are three further bedrooms, one ensuite, and there is a separate family bathroom which enjoys a double aspect and wonderful views.

Externally

To the front of the house there is off-street parking for several vehicles, and a pedestrian right of way over next door to access the self-contained apartment. This pathway also leads to the main rear gardens, giving valuable access for removing garden materials. Along this walkway is a doorway through to some handy undercroft storage.

To the rear of the house is a lovely west facing garden with elevated views towards St Stephen's Church. The central lawn is flanked by two well-stocked herbaceous borders. Trees include a highly productive damson, three apple trees and a majestic oak. Set to one side at the end of the garden is a timber shed.

General Information

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

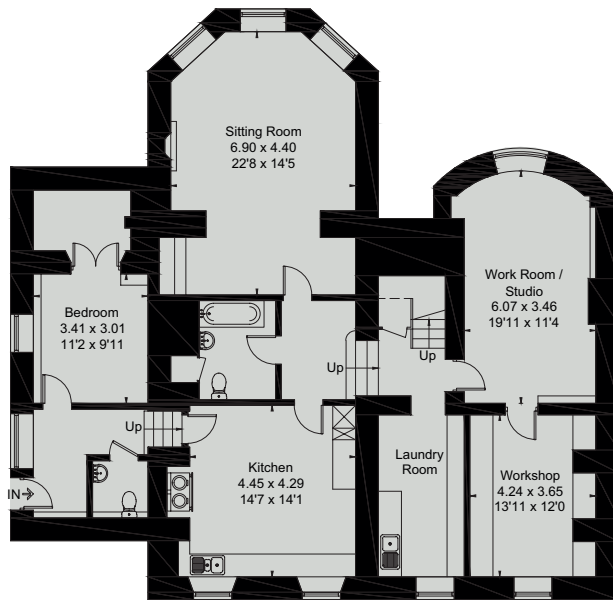
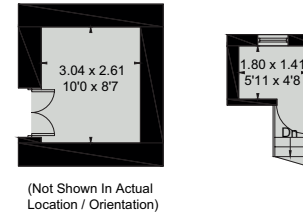
Freehold tenure.

Mains services connected.

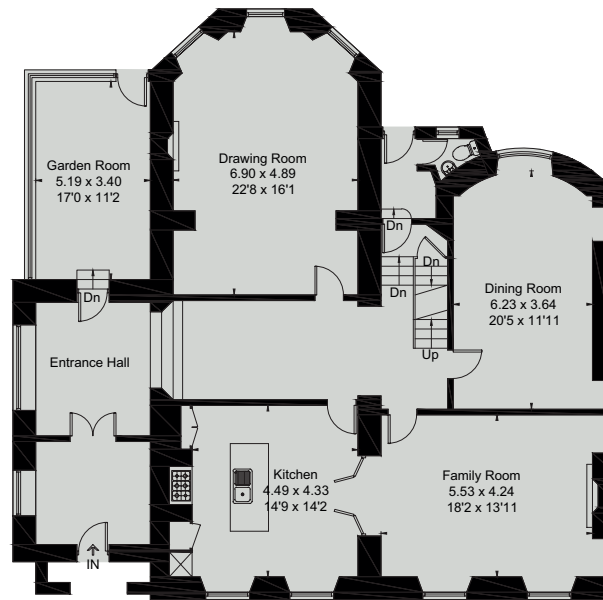




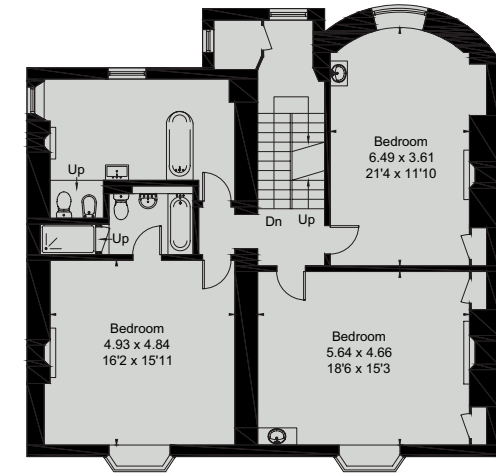
Approximate Floor Area = 586.6 sq m / 6314 sq ft
 Outbuilding = 8.2 sq m / 88 sq ft
 Total = 594.8 sq m / 6402 sq ft



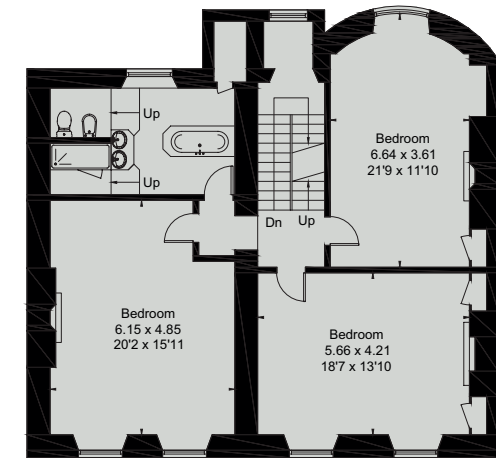
Lower Ground Floor



Ground Floor



Second Floor



First Floor

