The Hermitage
Somerset Lane, Bath
A STYLISHLY APPOINTED CONTEMPORARY HOME WITH FAR-REACHING VIEWS, SITUATED ON THE LOWER SLOPES OF Lansdown.

The Hermitage, 20 Somerset Lane, Bath, BA1 5SW

Entrance Hall • Cloakroom • Sitting Room • Dining Room • Kitchen/Breakfast Room • Utility Room • Store Room/Pantry • Master Bedroom with en suite • 3 Further Bedrooms • Family Bathroom • Luxury Shower Room • First Floor Balcony

Enclosed Terraced Garden • Home Office and Store Room

Description
The Hermitage is a stylish and well-appointed 4 bedroom detached home, situated on the popular and highly desirable lower slopes of Lansdown. It has accommodation arranged over 3 floors, enclosed terraced garden and off road parking.

The home is well thought out with living accommodation on the ground floor which can function as a large open plan space or can be enclosed to create more private and intimate rooms.

The first and second floors are arranged with bedrooms and bathrooms all stylishly appointed with an attractive first floor balcony, spanning the whole width of the home and accessed off three of the bedrooms.

Finally there is a separate home office/store room accessed via steps to the side. This is ideal for independent working space or subject to the necessary permission, could be adapted to a self-contained studio flat. The quality of the home is highlighted by features to include fireplaces, stylish herringbone and tiled flooring, a beautifully appointed hand built kitchen with marble and granite work surfaces and quality bathroom suites. These are all complemented by expert decoration and tall ceilings.
The home has a gravel driveway set behind ornate iron gates and steps leading up to a paved and lawned terrace. The terrace enjoys a southerly aspect across the city and is ideal for entertaining/al fresco dining. There is further storage and terracing to the side and rear, where there is a rear gated access, via steps. There is also the access from the side down to the home office.

The Hermitage is an ideal city home which is easy to run and enjoy for families or couples, who will benefit from the peace and quiet of its unique location.

**Situation**

Enjoying all the advantages of a peaceful semi-rural location, yet with easy access to central Bath (approx. 1 mile), Somerset Lane is a quiet and exclusive residential backwater on the middle Lansdown slopes. It divides Lansdown Place West from Somerset Place and enjoys far-reaching southerly views across the city. The lower slopes of Lansdown offer easy access to the city centre and the surrounding green open space. There is also a regular bus service from the top of Cavendish Road. In the vicinity is The Marlborough Tavern gastro pub, private tennis and squash club and excellent private and state schools. Junction 18 of the M4 motorway is about 10 miles to the north. St Stephen’s church is close by and Bath Spa Station provides a fast and regular service to London Paddington (journey time approx. 90 minutes) and Bristol Temple Meads (journey time approx. 15 minutes).

**Tenure:** Freehold

**Services:** All mains services are connected

In accordance with Consumer Protection from Unfair Trading Regulations (CPRs) and the Business Protection from Misleading Marketing Regulations (BPRs), please note that the working condition of any of the services or kitchen appliances have not been checked by the agents but at the time of taking particulars we were informed they were all in working order.

**Local Authority:**

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

**Energy Performance**

A copy of the full Energy Performance Certificate is available upon request.

**Viewings**

Strictly by appointment with Savills.
FLoor Plans

FLOORPLANS © 2012
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This plan is for layout guidance only.
Not drawn to scale, unless stated.
Windows & door openings are approximate.
While every care is taken in the preparation of these plans, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

FLoor Plans

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Somerset Lane, Bath
Approximate Gross Internal Area: ~ 194 sq m / 2084 sq ft
Cellar: ~ 37 sq m / 398 sq ft
Store: ~ 3 sq m / 32 sq ft
Total: ~ 234 sq m / 2519 sq ft

First Floor

Second Floor

Ground Floor

Cellar

Energy Efficiency Rating

Extra energy efficient - lower running costs
(0-10) A
(11-19) B
(20-39) C
(40-59) D
(60-79) E
(80-100) F
101+ G
Not energy efficient - high running costs

England, Scotland & Wales


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