



THE LAKE HOUSE
LANSDOWN COURT







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LANSDOWN COURT, LANSDOWN,
BATH, BA1 9BJ

**A newly converted, detached four
bedroom home sitting in about
0.75 acres with beautiful views and
a lake.**

Mileage:

Bath City Centre: 2 miles ♦ M4 Junction 18: 7.3 miles
(Distances approximate)

Accommodation:

Ground Floor: Entrance Hall ♦ Sitting Room ♦ Kitchen/
Dining/Family Room ♦ Two Bedrooms ♦ Bathroom ♦
Utility ♦ Cloakroom

First Floor: Master Bedroom with en suite Bathroom and
Terrace ♦ Bedroom with en suite Shower Room

Grounds:

Gardens ♦ Lake with Pontoon Decking ♦ Parking

About 0.75 acres

Description

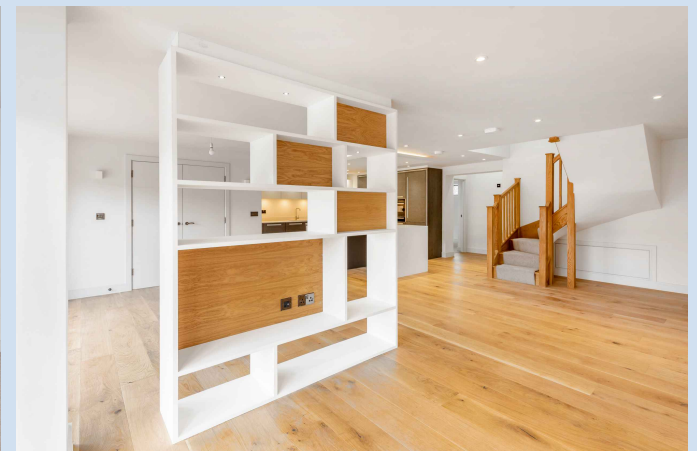
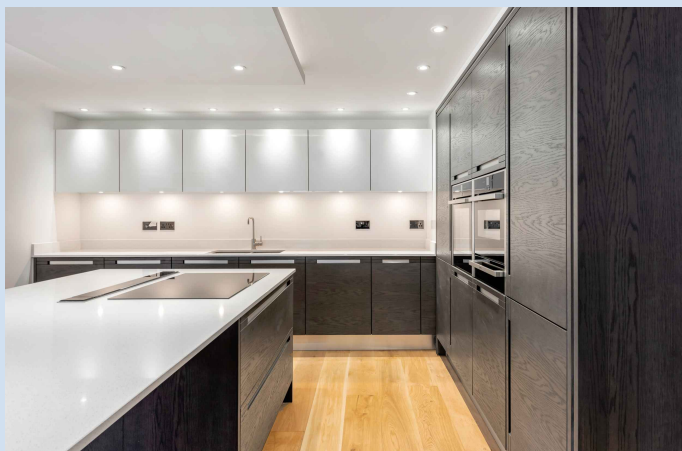
The Lake House is an exclusive detached family home, positioned in a beautiful and exceptional setting with far-reaching views. Attention to detail and high specification fittings are apparent throughout.

The property is entered into an excellent size hallway with useful utility room and cloakroom adjacent. Double doors lead through to an impressive, predominantly open-plan kitchen/dining/family room. The kitchen has an excellent range of base and wall units with a terrific central island unit and a variety of high end integrated appliances.

There is plenty of room for dining and entertaining, with a cleverly designed area separated off as family space. There are bi-folding doors providing access out to a wonderful terrace. The drawing room is a spacious room with dual aspect access to the gardens.

The ground floor also has two spacious double bedrooms and a family bathroom.

The first floor offers two further excellent size double bedrooms. The master has stunning westerly views as well as an en suite bathroom, and a terrace overlooking the lake. The second bedroom also has an en suite shower room.



Outside

The gardens and grounds of The Lake House are of particular note and extend to about 0.75 acres. The approach to the property is very special indeed; up a driveway and through electric gates to a sizeable parking area. There is a spacious paved terrace with direct access from the main kitchen/family room .

A unique factor of this home is the pontoon decking that spans a corner of the lake. There are grassed areas with a range of shrubs and trees.

Situation

The Lake House at Lansdown Court is situated on the northern slopes of the city of Bath in the Lansdown area. Nearby amenities include Bath Racecourse, Lansdown Golf Club and Lansdown Tennis, Squash and Croquet Club.

Bath is a World Heritage Site famed for its Roman heritage and Georgian architecture that offers a wide variety of cultural, leisure, sports and shopping facilities. There are well-regarded schools in both the state and independent sectors along with 2 universities. Well regarded local schools include Kingswood, Bath Royal High and St Stephen's Primary School.

There is a mainline rail link to London Paddington (journey time from 85 mins) and Bristol Temple Meads (journey time from 15 mins). Junction 18 of the M4 is approximately 9 miles north.

General Remarks and Stipulations

Tenure

Freehold

Services

All mains services are connected.

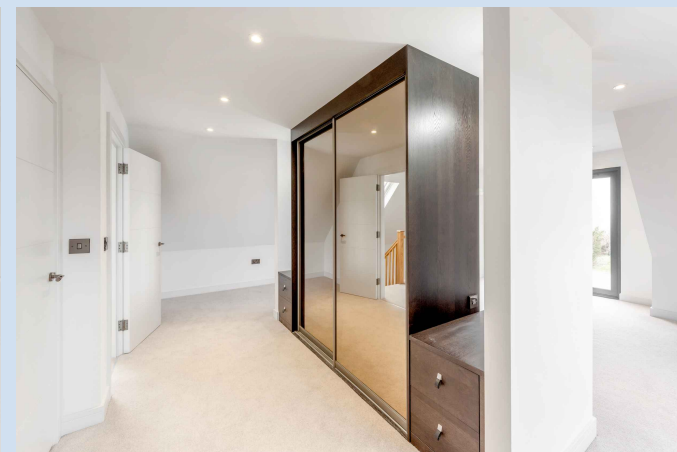
In accordance with Consumer Protection from Unfair Trading Regulations (CPRs) and the Business Protection from Misleading Marketing Regulations (BPRs), please note that the working condition of any of the services or kitchen appliances have not been checked by the agents but at the time of taking particulars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

Local Authority

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

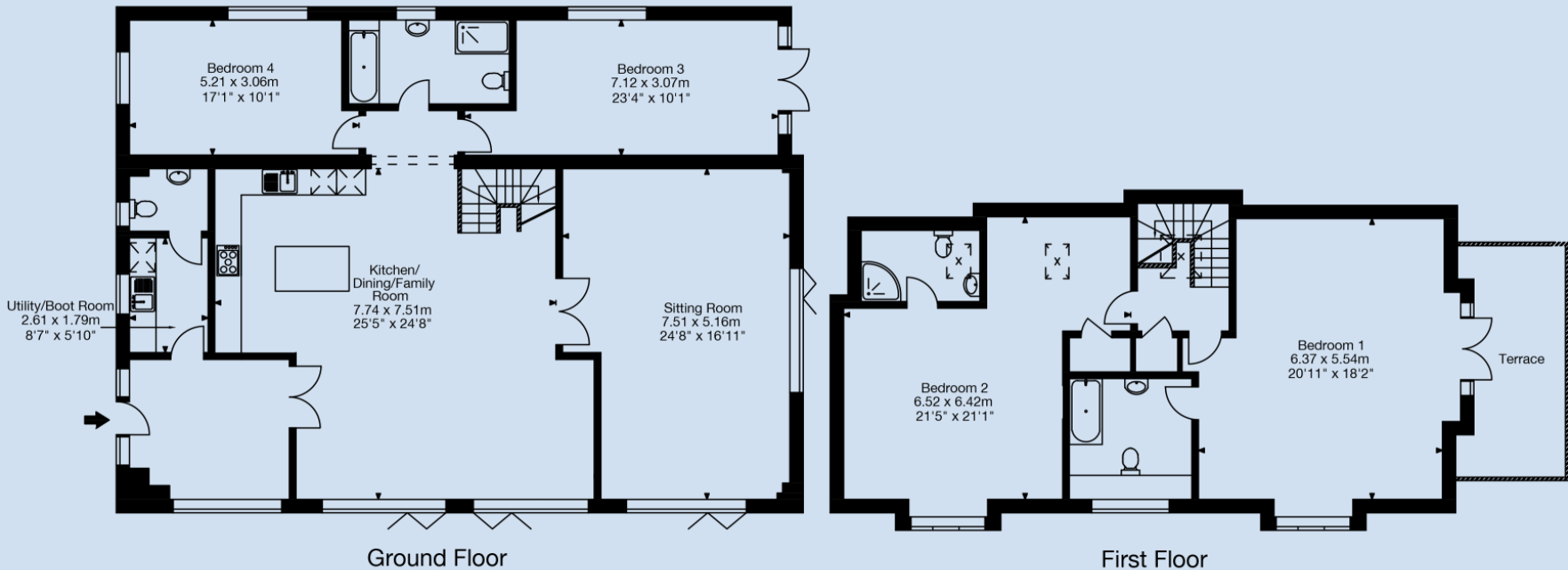
Viewings

Strictly by appointment with Savills.





The Lake House,
Lansdown Court,
Bath
Approx. Gross Internal Area
2699 Sq Ft - 250 Sq M



Capture Property Marketing (2018). Drawn to RICS guidelines.
All Measurements are approximate and should not be relied on as a statement of fact.
Plan is for illustration purposes only. Not drawn to scale.

Capture.

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