



**6 UPPER LANSDOWN MEWS**  
Bath

Carter Jonas



## 6 UPPER LANSDOWN MEWS, BATH, SOMERSET, BA1 5HG

- Bath City Centre 0.8 miles
- London Paddington from 82 minutes from Bath Spa Station
- M4 (J18) 11 miles

Reception hall • Living room • Dining room • Kitchen/ breakfast room • Cloakroom • Main bedroom with en suite shower room and balcony • Two further bedrooms • Bathroom • Integral garage • Landscaped gardens  
EPC rating E

### DESCRIPTION

A former coach house that has been restored to an exceptional level, creating light and spacious accommodation across two floors.

A cobbled pathway leads to the front door with a leaded storm porch, opening into the welcoming reception hall. Throughout the ground floor is newly laid oak flooring with the dining room having limestone steps down to the living room. This room has a gas stove and opens into, and over looks the pretty garden.

At the far side of the house is a large front to back kitchen/ breakfast room with newly fitted cabinets and appliances, and with high ceilings, downlights and built in speakers, makes a wonderful entertaining space.

At the front of the property is a large garage with wooden folding doors and a cloakroom. The wide staircase leads upto the first floor with three good size bedrooms, the main bed having an en suite shower room and double doors opening onto a roof terrace overlooking the garden. There is a large newly fitted bathroom on this level serving the two further bedrooms.

**A BEAUTIFULLY REFURBISHED THREE BEDROOM MEWS HOUSE WITH A LOVELY LANDSCAPED GARDEN AND AN INTEGRAL GARAGE.**









The door from the living room opens onto a raised patio with steps down to a good size landscaped garden facing a southerly aspect to attract the sun.

### SITUATION

Upper Lansdown Mews is a pretty, quiet and sought after location just to the rear of Lansdown Crescent. Lansdown Crescent is among one of the best examples of Georgian architecture to be found in the country and its prestigious homes are arguably the most sought after in the whole of the city.

Bath is a World Heritage Site famed for its Georgian architecture and Roman heritage and provides an extensive range of business, entertainment and cultural facilities along with two universities.

There are well-regarded schools in both the state and independent sectors and a mainline rail link to London Paddington (journey time from approximately 82 mins) and Bristol Temple Meads (journey time from approximately 12 mins).

### ADDITIONAL INFORMATION

**Tenure:** Freehold

**Planning:** The property is not subject to a listing

**Services:** All mains services are connected

**Council Tax:** Band G

**Local Authority:** Bath and North East Somerset Council

**EPC:** Band E

**Directions:** Proceed up Lansdown Road and turn left into Lansdown Crescent. At the end of Lansdown Place East take the first right turning, then left into Upper Lansdown Mews and the property is located on the left hand side of the road.

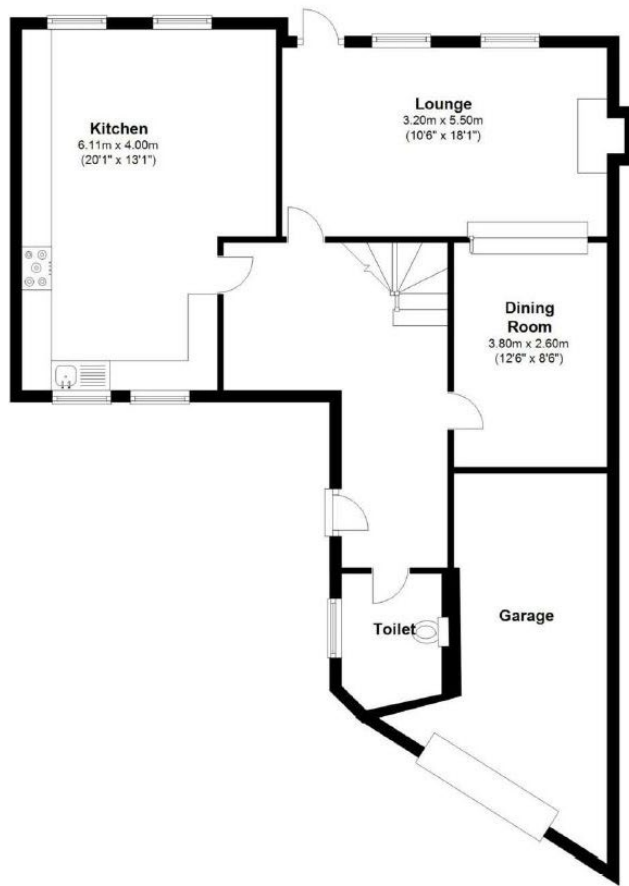
**Viewing:** Strictly by appointment with Carter Jonas.



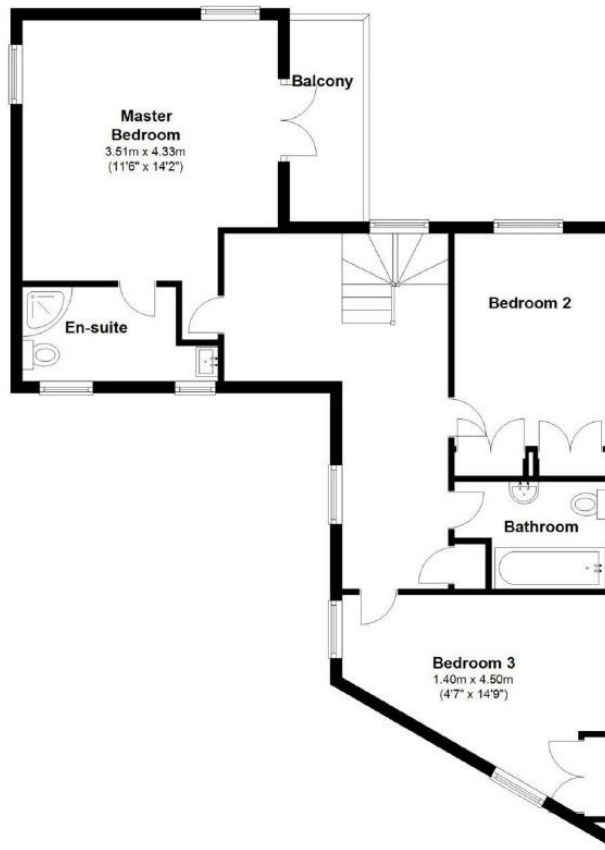




Ground Floor



First Floor



**Bath 01225 747250**

bath@carterjonas.co.uk

5-6 Wood Street, Bath, BA1 2JQ

**carterjonas.co.uk**

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