Lime Tree Lodge
College Road Lansdown
Bath BA1 5RU

An exceptional detached 5/6 bedroom family home situated in one of Lansdown’s finest locations

Entrance hall | Sitting room | Kitchen/dining/family room | Garden room | Guest bedroom/study | Utility room | WC | Master bedroom suite | 4 further bedrooms (1 en suite) | Family bathroom | Undercroft Garden | Double garage | Parking for several cars |

Situation

Lime Tree Lodge is situated on College Road, a private road in one of Lansdown’s most desirable locations. In a tranquil setting, affording peace and quiet, yet within easy access of the City with its full range of shops, restaurants, galleries and theatre. It is within easy walking distance of The Royal High School, Kingswood School and The Lansdown Tennis Club is close at hand.

The M4 motorway network (Junction 18) is approximately 10 miles north of the property. Bath Spa railway station is within a mile and provides a fast frequent service to London Paddington (approximately 90 minutes).

Description

A superb family house in one of Bath’s most desirable locations. Approaching around 4,000 sq. ft. of accommodation with delightful gardens, Lime Tree Lodge (formally known as ‘Laggan Lodge’) was built in the late 1880s as the lodge house to the Royal School boarding house.

The property has been modified over the years and in 2013/2014 underwent a complete programme of refurbishment and extension. The principal works have included refurbishment of the lodge, a new three storey extension at the rear, remodelling of the garden and rebuilding of the terrace, upgrading the garage, front wall and gates and now provides superb family living accommodation which includes a substantial kitchen/dining/family room open plan to a wonderful garden room and really fantastic double size master suite.

Entering the house via front door, you are greeted by a central entrance hall with French burgundy limestone flooring and plenty of space for family kit, shoes and coats. Off the hall is the downstairs WC with a shower, hall cupboard and understairs storage cupboard.

The spacious sitting room has a fine fireplace with Morso wood burning stove and Velfac French doors out to the terrace.
The hallway then leads through to the kitchen/dining/family room which is just over 40 ft. in length. There is a central island with bespoke Scottish elm breakfast table and a range of contemporary style units under a Corian worktop. Fitted appliances include two Miele ovens, Miele hob and Tepanyaki flat grill and boiling water tap with separate sink. At the far end of the kitchen and overlooking the garden is a large area suitable for dining.

On the eastern side of the kitchen sliding doors lead to a garden room with further double doors out to the garden providing excellent relaxation space for the family.

To the rear of the kitchen is a well fitted and very useful utility room with ceramic sink and fitted units with back door leading out to the side garden. Also off the entrance hall, to the front of the house, is a very good sized guest room/study.

Upstairs you will find the most amazing master bedroom suite, in excess of 30’ in length, which has a box bay window affording superb views across the City to the south. There are three fitted wardrobes to one end and a very nicely designed and fitted en suite bathroom with walk-in shower, wash hand basin and wc.

In addition, there are four further bedrooms, one being en suite, and a family bathroom.
Outside
To the front of the house elegant electric double gates lead through to a cobbled driveway and a large double garage which easily accommodates two cars. To the side of the house there is a lean-to store used by the owners for waste recycling. A pathway leads around to the rear of the house where double doors open to a large undercroft, providing excellent storage space.

The attractive, south facing gardens are reasonably low maintenance, being laid mainly to lawn with a variety of mature trees and shrubs. There is a really superb south facing terrace, ideal for summer dining.

Tenure
Freehold.

General Information
All mains services connected.
Bath & North East Somerset Council. Council Tax Band G.

Directions
From the City Centre proceed up Lansdown Road. College Road will be found on the left hand side after Sion Road. The property is located along on the left hand side next to Laggan House.
Lime Tree Lodge College Road
Bath England BA1 5RU
Approx. Gross Internal Area
3991 Sq Ft - 370 Sq M

Double Garage
Approx. Gross Internal Area
335 Sq Ft - 31 Sq M

Undercroft
(Restricted Head Height)

Ground Floor
- Entrance Hall
- Kitchen/Dining/Family Room
- Garden Room
- Utility
- 24'10" x 10'0" Garden Room
- 7.57 x 3.05m

First Floor
- Master Bedroom
- Bedroom 2
- Bedroom 3
- Bedroom 4
- Bedroom 5
- Bedroom 6/Study
- Sitting Room
- Airing Cupboard
- 16'8" x 11'5"
- 5.08 x 3.48m
- 12'0" x 11'8"
- 3.53 x 3.48m
- 12'5" x 12'0"
- 3.78 x 3.66m

The Property Misdescriptions Act 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer must obtain verification from their Legal Advisor or Surveyor. Stated measurements are approximate and any floor plans for guidance only. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents and a Buyer must obtain verification from their Legal Advisor. Nothing in these particulars is intended to indicate that any carpets, curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires, or light fittings or any other fixtures not expressly included form part of the property offered for sale. Items shown in photographs are NOT included within the sales particulars.

Undercroft
- 4.75 x 4.37m
- 15'7" x 14'4"
- 3.61 x 3.20m
- 11'10" x 10'6"

Bedroom 6/Study
- 4.80 x 4.45m
- 15'8" x 14'7"

Bedroom 2
- 12'5" x 12'0"
- 3.78 x 3.66m

Bedroom 3
- 3.53 x 3.48m
- 11'7" x 11'5"

Bedroom 4
- 3.53 x 3.48m
- 12'0" x 11'8"

Bedroom 5
- 5.08 x 3.48m
- 16'8" x 11'5"

Bedroom 6/Study
- 3.80 x 4.45m

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