

whiteley helyar



2,583 ft²



4 bedrooms



3 bathrooms



on street parking

Guide Price £1,000,000

6 Lambridge, Bath, BA1 6BJ

A fabulous, elegant Grade II Listed Georgian townhouse with particularly fine original features, standing in beautiful gardens in this most convenient and sought after location.

ACCOMMODATION

4 bedrooms	bathroom, 2 shower rooms and cloakroom
drawing room	sitting room with access to the garden
dining room	kitchen/breakfast room
study	utility room, store and cellar

EXTERNALLY

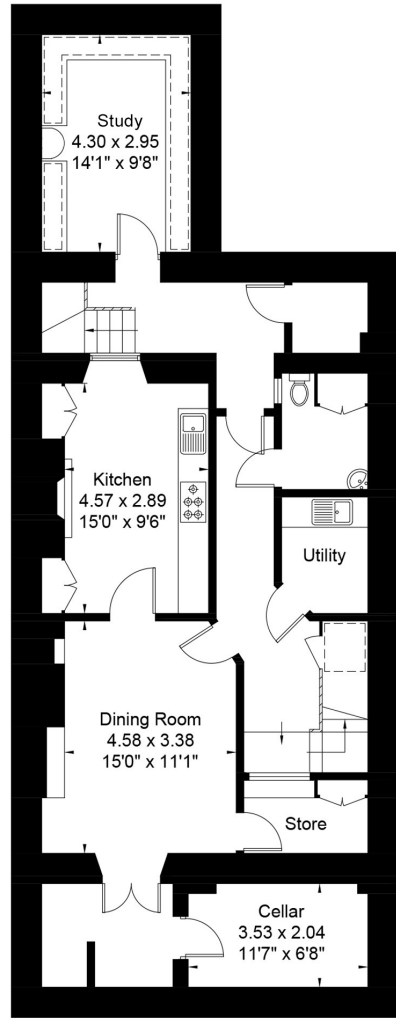
6 Lambridge is a truly special Georgian property and occupies a popular and very handy position, set well back and away from the road yet literally around the corner from the excellent range of shops and amenities in the thriving 'village' of Larkhall. Lovely walks along The River Avon and across Kensington Meadows are very close at hand (as is access onto the cycle path), yet the centre of Bath is only a mile or so level walk away. There is a very frequent bus service into the centre of Bath, whilst easy access to the M4 is available without having to cross the city.

LOCATION

The house stands in wonderful, level and mature gardens. They are beautifully tended and have been cleverly designed to give interest at all times of year, with lawns and considered planting of the many shrubs, ornamental bushes and trees. The rear garden is accessed either directly from the ground floor sitting room or lower hallway and in addition to the countless well stocked borders and charming sitting areas, offers a pond and garden store.

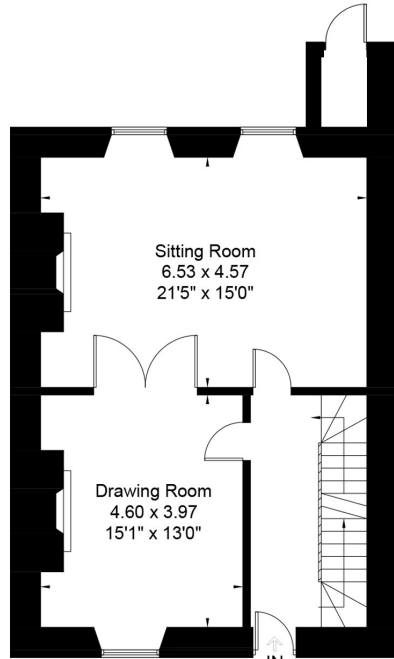




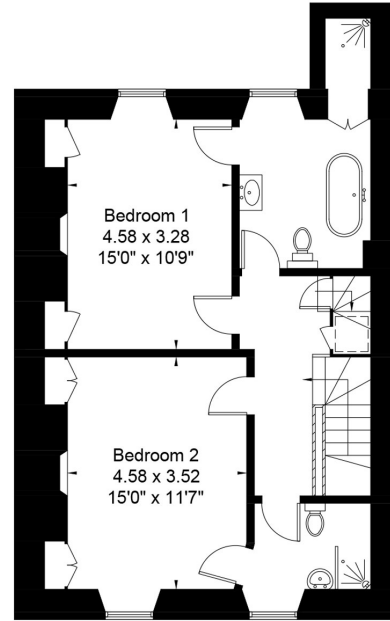


Lower Ground Floor

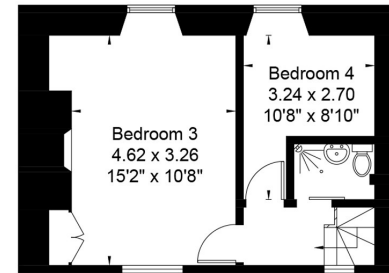
Tenure: Freehold
Council Tax Band: 'F'



Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		Current	Potential
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales		63	82



These plans are prepared in accordance with the guidelines as set out by the RICS Code of Measuring Practice. Whilst every attempt has been made to ensure accuracy, all measurements should be treated as approximate and as such are for illustrative purposes only. Not to Scale. Photography | Drone | Video Tours | Floor Plans | Energy Performance Certificates | Design | Print | www.roomcpm.com | © Room - Creative Property Marketing Ltd 2023

