

19 SOMERSET LANE

Bath, Somerset





19 SOMERSET LANE

Bath • BA1 5SW

A contemporary masterpiece in the heart of a World Heritage site

First Floor

Reception Hall • Lift to all floors • Cloakroom • Drawing Room
Dining Room Kitchen/Breakfast Room • Utility Room • Study

Ground Floor

Master Bedroom with en suite Bathroom • Guest Bedroom with en suite Shower Room
Two further Bedrooms • Family Bathroom

Garden floor

Bedroom 5 with en suite Shower Room • Sitting Room/Bedroom 6
Second Kitchen • Store Room

Outside

Balcony • Roof Terrace • Gated Access • Garaging and Parking
External Shower Room

Stunning Landscaped Gardens of around 0.75 of an acre



Savills Bath

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Situation

Situated in the highly sought-after area of Lansdown, the house enjoys a secluded position to the rear of Somerset Place and Lansdown Crescent, just minutes from the world-famous Royal Crescent. The city of Bath is famed for its Roman heritage and Georgian architecture and offers a number of cultural attractions including restaurants, museums, art galleries, the historic Roman Baths and the Thermae Spa, Britain's only naturally heated spa. Communications are excellent: Bath Spa station has a regular service to London Paddington (journey time from 85 minutes) and to the South West via Bristol Temple Meads. Junction 18 of the M4 is approximately 9 miles distant. Bristol International Airport is about 20 miles away and the centre of Bristol is approximately 14 miles distant. There are two universities in the city and numerous sporting attractions, including golf, tennis and racing at Lansdown just 3 miles away, as well as Bath rugby and Bath cricket club in the heart of the city.

History

Nestled in a secluded valley betwixt Lansdown Crescent and Somerset Place, this unique site is steeped in history and heritage dating back to Roman and Saxon times. Much of the history of the property can be learned from studying the period when Philip Thicknesse – a colourful 18th Century character, born in 1719 - lived on this site. After periods in the new colony of Georgia and in Jamaica, he moved to Bath where he lived first in the Royal Crescent and then Bathampton. In 1771 he commissioned John Eveleigh to design and build St Catherine's Hermitage "on the side of Lansdown Hills". In 1786 he wrote a description of "my delightful Hermitage" to Sir John O'Carroll, a friend living in Brussels: "It commands a South West prospect and hangs on the side of Lansdown hills, and so close under a high tump to the north, that we are perfectly sheltered from the severe





winds of that quarter, and in a great measure from the east winds also". Despite his love for the location, he put the property up for auction in 1789, the year that construction of Lansdown Crescent was begun, perhaps because he feared his peaceful surroundings would be disturbed by the new buildings.

At some time during the 20th century a modest single storey building was constructed on the site, which has since made way for the current magnificent contemporary house, completed in 2013. Once again, a property befitting this remarkable setting commands this unique and highly desirable location.





Description

19 Somerset Lane is a stunning detached contemporary house constructed to an exceptional specification; a magnificent building that is a fusion between contemporary design and classical architecture. Beautiful natural stone, both inside and out, sits in perfect harmony with modern fixtures and furnishings. Constructed of Bath stone elevations under a slate-tiled roof there are hints of the Italianate style with its striking tower and arched windows a particular feature. The symmetry of the south-facing facade exudes a commanding grandeur. The accommodation is arranged over three floors, with the main living accommodation at first floor level affording magnificent views. The entire property commands an exceptionally high level of specification with all finishes, both decorative and structural, having been executed with flawless taste and meticulous attention to detail. 19 Somerset Lane exudes grandeur and architectural merit whilst providing excellent accommodation for modern-day family living, extravagant entertaining or social events alike.

Upon entering, you are greeted by a stunning reception hall with marble floor. To the left is a marble staircase with an ornate handrail which provides access to the lower levels, as well as a glass-walled passenger lift, serving all floors. The staircase is housed in an impressive tower that affords considerable light and a sense of scale.

Of particular note are the four key reception rooms on this upper level, three of which face south and enjoy a stunning aspect. The drawing room, dining room and kitchen/ breakfast room all have bi-fold doors providing access onto the balcony, which extends almost the entire width of the building. The proportions are exceptional and the ceiling heights superb.



The drawing room runs the full depth of the house and features a Bath stone fireplace, fitted with a contemporary wood-burning stove. The dining room sits at the centre of the property, with a stone floor extending into the kitchen and study. Sliding pocket doors easily transform the space from separate rooms into an open plan living space. The beautifully appointed kitchen/breakfast room is hand-built and there is a utility room adjacent. To the rear is a study with arched windows and doors, providing access to the roof terrace to the rear of the property. On the ground floor there is a luxurious master suite, with a stunning bathroom and walk-in dressing room. This has direct access onto the outside terrace, as does the guest bedroom with en suite shower room which is also on this level, along with two further bedrooms and a family bathroom. The lower garden-level floor is currently arranged as a further bedroom with en suite "Jack and Jill" shower room, large sitting room and kitchen. The sitting room, also with access to the "Jack and Jill" shower room, could be employed, alternatively, as another bedroom. The whole garden floor can be used as a stand-alone apartment or staff accommodation, if desired.

Externally

Outside, the property is approached via two sets of automatic gates. A driveway sweeps left, providing direct access to the front door, whilst the second entrance sweeps down to the front of the property providing access to the open garage, which in turn extends into a parking area to the rear of the property.

The property is set in a secluded valley with landscaped gardens to the front, side and rear, enclosed mainly by a high stone wall.





The property backs directly onto beautiful protected woodland to the rear. There is a sun-drenched gravelled area immediately behind the house which is an excellent place for growing vegetables.

The wonderful gardens of 19 Somerset Lane are of particular note and a great deal of time and money has gone into meticulously landscaping them by the current owner.

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.

Energy Performance

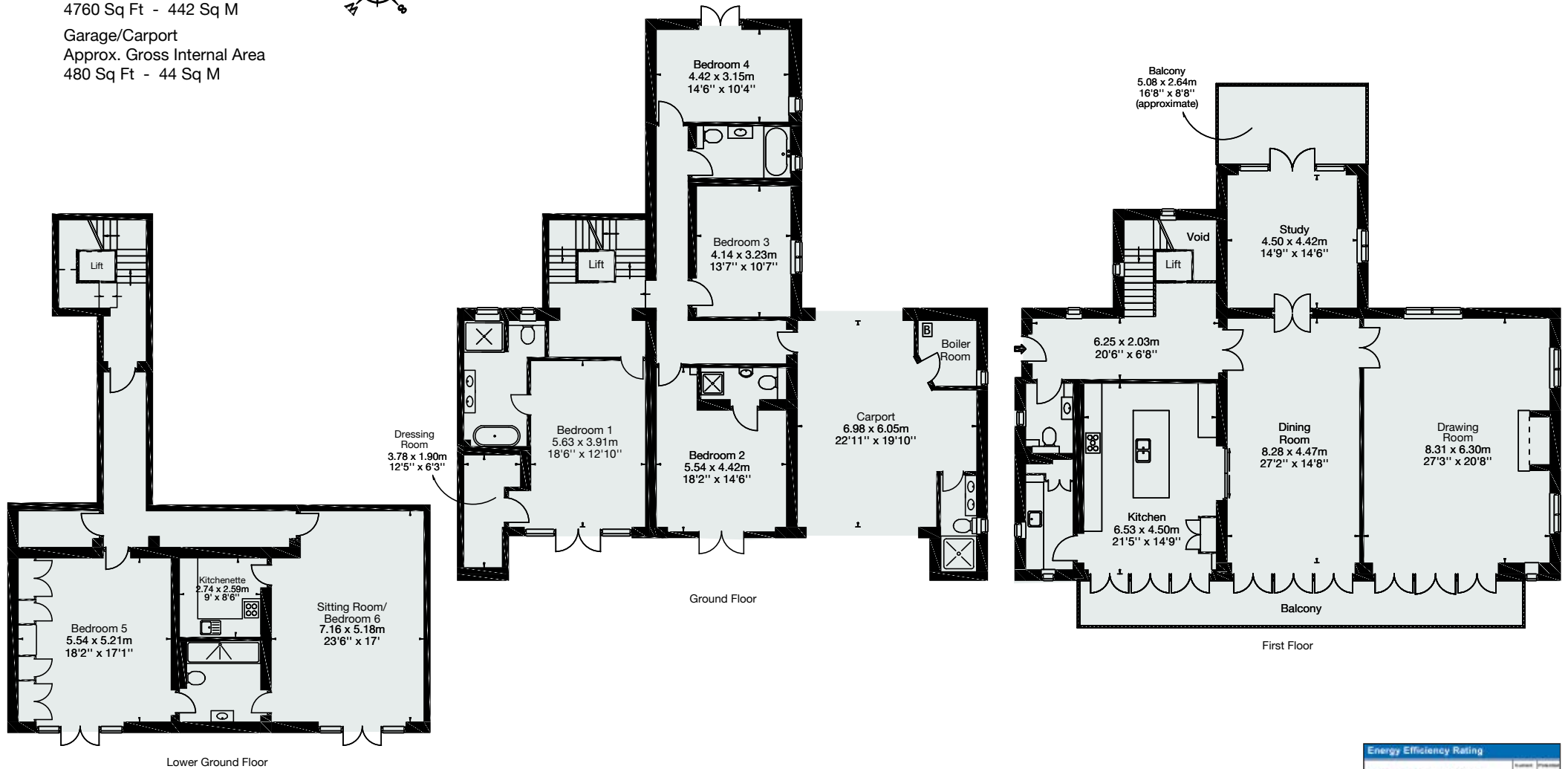
A copy of the full Energy Performance Certificate is available upon request



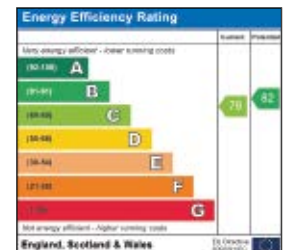
19 Somerset Lane,
 Bath, BA1 5SW
 Approx. Total Gross Internal Area
 4760 Sq Ft - 442 Sq M



Garage/Carport
 Approx. Gross Internal Area
 480 Sq Ft - 44 Sq M



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