



34 Richmond Place, Bath, BA1 5QA

O.I.E.O. £1,000,000





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Bath, BA1 5QA

Exquisitely presented, this Grade II listed terraced townhouse is located in the sought-after area of Lansdown. The property offers a delightful blend of elegant design and modern comfort spread across three floors, providing stunning panoramic views towards Solsbury Hill.

The house opens to a charming gated front garden and an inviting entrance hall leading to a timber-floored sitting room with a striking feature fireplace and built-in bookcases. The ground floor also accommodates a third double bedroom.

Descending to the lower ground floor, you'll find a graceful dining room or an additional sitting area enhanced by a wood burner set in the original fireplace. Access to the front vault and lightwell, along with a well-appointed kitchen/breakfast room and a conveniently located shower room, all contribute to the functionality of this floor.

Upstairs, the property boasts a generous master bedroom with bespoke wardrobes and picturesque views, another double bedroom with a view over the green, and a well-appointed family bathroom.

Externally, the property offers a well-maintained front garden pathway leading to the entrance. In contrast, the expansive rear garden features a terrace adjacent to the conservatory, a well-manicured lawn, mature planting, and a peaceful seating area.

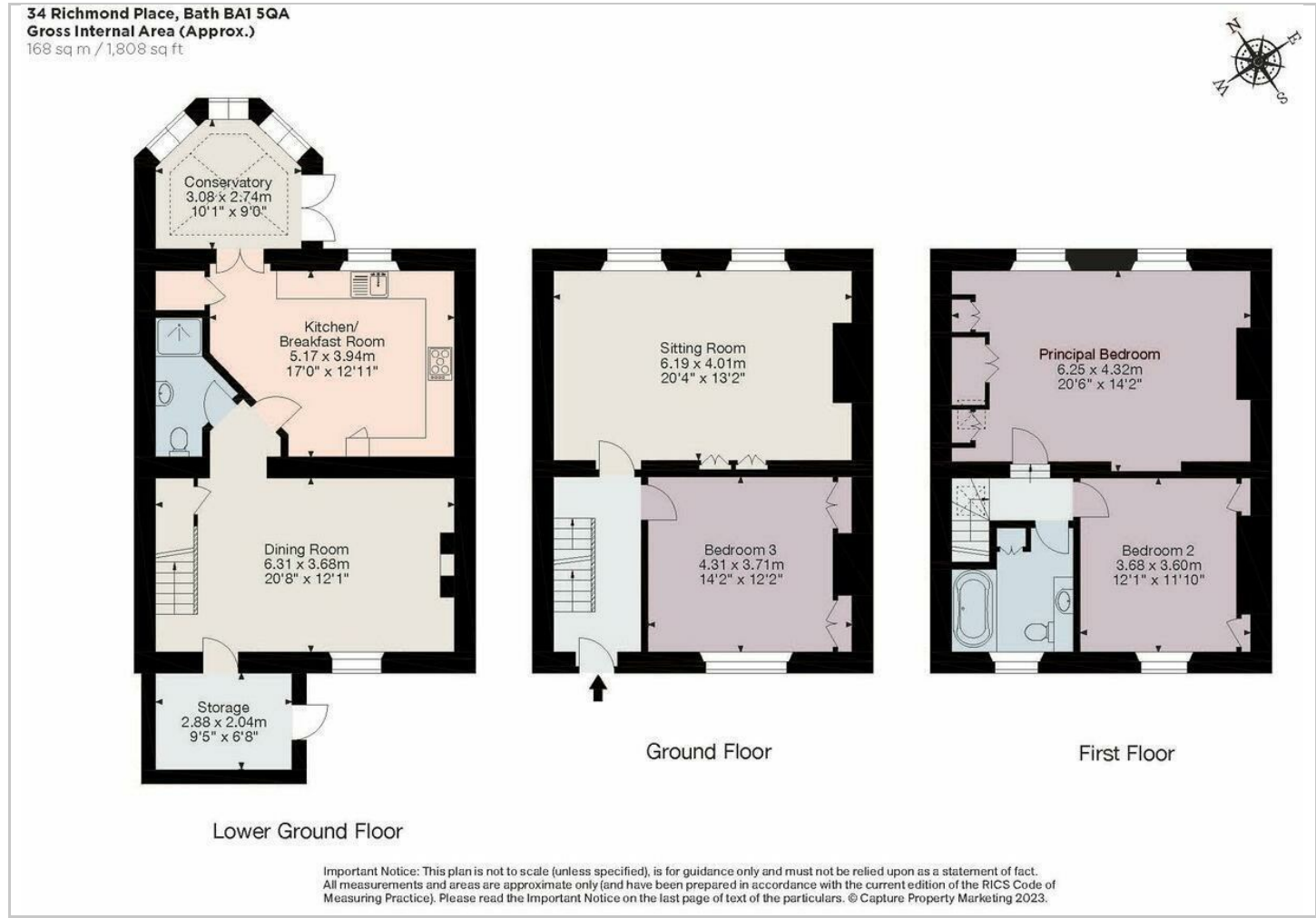
The location of Richmond Place is within close proximity to renowned schools such as St Stephen's Primary, Bath Royal High, and Kingswood. Additionally, it is conveniently situated near local attractions, including St Stephen's church, Millennium Green, and the Lansdown Club, which offers a range of sports facilities. The property also benefits from its proximity to Bath city centre, offering easy access to various amenities and transportation links.



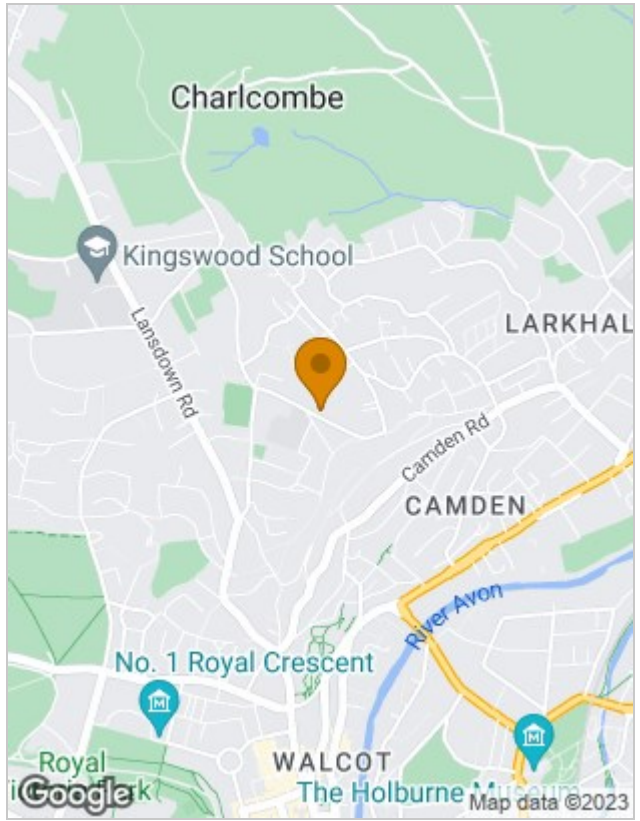




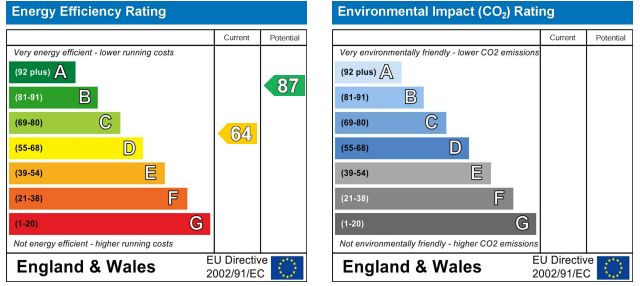
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Rivendell Estates Office on 01373 488 688 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.