

A unique opportunity
Wyvern House and Bayly House

Lansdown Road, Bath BA1 5TD





These two highly individual designed properties have been built to an exacting standard by the renowned local developer, John Yerbury Property Developments.

A vast amount of time and thought has been given to the layout and every individual detail within these two superb properties.

They are built with traditional Bath stone Façade's to the front and natural rubble stone to the sides. They appear to be two storey from the front elevation however the natural gradient of the site provides a wonderful additional floor at ground level. The natural elevations offer stunning views towards Solsbury Hill and Salisbury Plain in the distance.

Included within the high-quality specification are bespoke handmade kitchens, beautiful bathrooms, fully integrated systems for the internet, sound and lighting, balconies to the rear of the sitting room and main bedroom and a particular feature is the full height bespoke designed central staircase with a glazed canopy.

Situation

Wyvern House and Bayly House are situated on the upper slopes of Lansdown, Bath, in a superb elevated location with views to the rear stretching to Westbury White Horse on a clear day.

The location is excellent for access to many schools in Bath and in particular Kingswood and Royal High are both just a few minutes' walk away. The properties are also in the catchment area for St Stephen's Primary.

The centre of the UNESCO World Heritage City of Bath is within approximately a 25-minute walk and offers a wonderful array of chain and independent retail outlets, many fine restaurants, cafes and wine bars along with a number of well-respected cultural activities which include The Roman Baths and Pump Rooms, the newly refurbished One Royal Crescent and Holburne Museums and a world famous music and literary festival.

World class sporting facilities are available at nearby Bath Rugby and Cricket Clubs and Bath University along with an excellent local tennis and bowls club in Lansdown. There are also wonderful 5 star restaurants and spa facilities at The Royal Crescent and Priory Hotels which are within easy striking distance.

Communications include Bath Spa Railway Station providing excellent links to London Paddington (75 minutes), South Wales and the South West. Both properties are well placed for access to the M4 motorway Junction 18 (8 miles) and the city of Bristol (9 miles).



The interiors, colours and finishes, have been designed by Woodhouse & Law, award winning interior designers based in Bath. Their choices have made these houses stand out as being unique and of the quality expected for this style of home.

Specification and features

General

- The colours and finishes have been created by Woodhouse & Law
- A mixture of handmade traditional sliding sash windows to the front and side elevations and amazing large format sliding aluminium doors to the rear allowing access to the balconies and wonderful views
- Solid timber doors throughout
- Beautiful open staircase from the lower ground floor to the roof light window allowing natural light to flood in
- Luxurious bathrooms
- Fitted wardrobes with integrated lighting
- Landscaped gardens



Heating and Electrical

- Underfloor heating to all floors
- Towel rails on separate circuit allowing summer and winter use
- PV panels
- Mixture of spots and pendants throughout
- Fitted security alarm fitted
- First fix cabling fitted for CCTV cameras at all strategic points
- Systemair clean air system for fresh air throughout the house.
www.systemair.com

Specialist electrical, audio, networking

- The properties are fitted with RAKO a simple to use control system for the lighting but can be extended to include many other functions. www.rakocontrols.com
- Data cable has been distributed from the hub area in the plant room to specific areas throughout the properties to ensure good wifi as well as hard wired points for TV's etc
- As with the data cable, speaker cable has been distributed throughout the house to allow flexibility for hardwiring a sound system at anytime



Kitchen

- Handmade kitchen
- Miele appliances
- Quartz worktop

Wyvern House

Total internal floor area 337 sq/mtrs

Lower ground floor

Kitchen	8.3 x 6.1 max
Bootroom	4.1 x 3.2 max
Utility	3.2 x 2.4 max
TV room	5 x 4.5
Den/Office	5.8 x 2.6

All measurements are shown in mtrs



Ground floor

Living room	8.3 x 6.1 max
Guest bed 4	4.5 x 3.2
Study	3.8 x 3.2



First floor

Master bed	5.1 x 4 (excl dressing rooms and en-suite)
Bed 2	4.5 x 3.2 max
Bed 3	4.5 x 3.2 max



Bayly House

Total internal floor area 318 sq/mtrs

Lower ground floor

Kitchen	8.3 x 6.1 max
Bootroom	4.1 x 3.2 max
Utility	3.2 x 2.4 max
TV room	4.9 x 4.5

All measurements are shown in mtrs



Ground floor

Living room	8.3 x 6.1 max
Guest bed 4	4.5 x 3.2
Study	3.8 x 3.2

First floor

Master bed	5.1 x 4 (excl dressing rooms and en-suite)
Bed 2	4.5 x 3.2 max
Bed 3	4.5 x 3.2 max





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