



40 Bathwick Hill Bath BA2 6LD

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A handsome Regency semi-detached Grade II Listed Villa which provides a five-bedroom main house, a two-bedroom self-contained Wing and a Regency one-bedroom Garden House

Spacious entrance hall | Study | Drawing room | Withdrawing room | 2 cloakrooms | Kitchen/breakfast room | Sitting room | Cinema room | Pantry | Laundry room | Utility room | 6 bedrooms | 2 bathrooms | 2 vaults | Garage | Parking | Beautiful gardens |

Self-contained Wing - sitting room, kitchen, 2 bedrooms, bathroom, shower room

Garden House - office, sitting room, kitchen, bedroom, shower room

Houses such as no. 40 are extremely rare in Bath. In essence, the residence provides both the main house of approx 4,000 sq. ft., attached two-bedroom house and a fine Regency garden house with its own separate access from St Ann's Way. As such, the house provides families with a great deal of space and versatility.

Entering the house via the fine portico entrance way, you are greeted by an inner hallway. There are two fanlights above the front door and the inner lobby door. A flagstone floor creates a fine period feel, initially leading through to a good-sized study with French doors out to the garden.

Also on the ground floor is the most superb and elegant drawing room and withdrawing room. Twin marble fireplaces add to the sense of grandeur as does the decorative cornicing and large sash windows with shutters.

Downstairs to a half landing you find a very generous cloakroom. The lower ground floor provides an expansive kitchen and sitting room, ideal for family living. Also on this floor is a fantastic walk-in pantry, a cinema room, utility room and laundry room. At the front of the house a doorway leads through to a large, enclosed vault and a wine store. A further doorway leads to the garage which allows access to the street. The laundry room has two sections to it with plenty of storage and plumbing for a washing machine. There is a back door out to the garden.

Up to the first floor half landing, there is a small bedroom which could make an excellent study. The first floor consists of a fantastic master suite with large ensuite bathroom. There is a wall of fine decorative built-in mirrored wardrobes of which the central door leads through to the ensuite. The bathroom has a large shower cubicle and a central feature Corian bath. Also on the first floor is a further double bedroom.

On the half landing to the second floor you find a further beautifully fitted bathroom with solid teak bath.

On the top floor are three very good-sized bedrooms and a separate WC.





The Self-contained Wing

This property has its own independent front door and is laid out with two bedrooms, a sitting room, kitchen, bathroom and a separate shower room.

The Garden House

Partly Regency with a later extension to one side, this fantastic pavilion style building is an elegant addition to the property. On the Regency side you have a sitting room and kitchen and to the rear a bedroom and bathroom. The left side of the building is a studio room, ideal for working from home. The property can be independently accessed from the rear.

Externally

The gardens are particularly attractive and offer various areas to enjoy. To the rear of The Garden House is a vegetable garden and gates which lead out to St Ann's Way. This also gives excellent additional parking off-street for a number of vehicles.

The main garden is laid to lawn with beautifully stocked well-planted borders. There is a west facing terrace to one side, a perfect spot for an evening drink and to enjoy the wonderful views.

General Information

Local Authority Bath & North East Somerset Council.

Council Tax Bands. Main house - G. Wing - D.

The tenure is Freehold.

Mains services connected.



Approximate Floor Area = 529.5 sq m / 5699 sq ft (Including Vault)
 Garden House = 94.3 sq m / 1015 sq ft
 Total = 623.8 sq m / 6714 sq ft



