



215 Bloomfield Road Bath BA2 2AY

A beautifully designed contemporary home that has been finished to a very high standard with an accent on space, light and fantastic views

| Entrance hall | Sitting room | Sun room | Kitchen/dining room | Snug | Utility room | Study | 2 ground floor double bedrooms | Bathroom | First floor second study area | 2 further double bedrooms, both ensuite | Self-contained annexe | Studio/gym | Workshop | Greenhouse | Landscaped gardens | Parking for several vehicles |

Situation

This popular residential neighbourhood is to the south of Bath city. The elevated position provides far-reaching views towards the World Heritage Georgian city with the countryside beyond. Within walking distance of local shops at Bear Flat which includes a local supermarket, delicatessen, the renowned Menu Gordon Jones restaurant and popular public house. The area is also recognised for the number of excellent schools nearby, including Beechen Cliff and Hayesfield. Regular bus services or a mile walk lead to Bath Spa Railway Station and city centre.

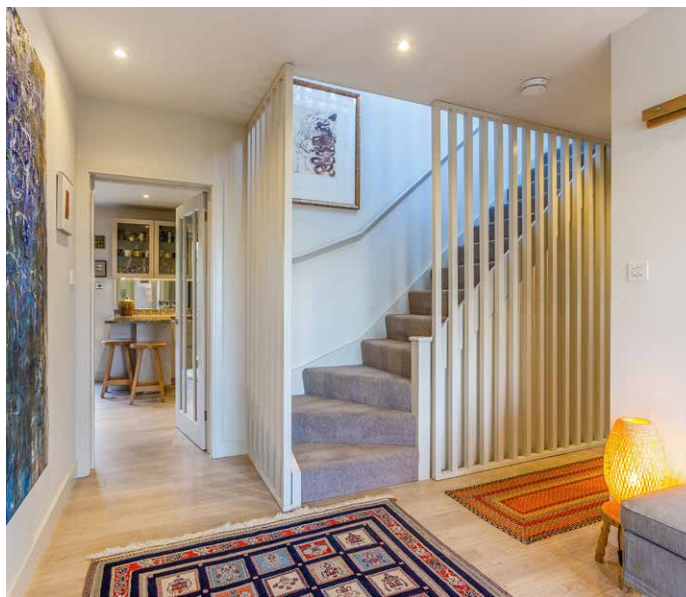
Description

No. 215 Bloomfield Road has been the subject of an extensive refurbishment and complete reworking of an existing property that dated from the 1970s. Our client is an interior designer with many years' experience creating dream homes. All this skill and significant flair for design results in a beautifully conceived property.

Entering the house via the front door, you are immediately struck by the sense of light and space with the rooms to the front of the house having breath-taking views of Bath and beyond to Bristol and Wales. The generous entrance hall has plenty of room for hanging coats and the striking staircase is particularly attractive with slatted sections giving it a contemporary and stylish feel.

To the left, the hall leads through to the main reception room and you are instantly astounded by the views; the room is filled with light and opens through to a secondary area which makes a lovely sun room, again having panoramic views of both the city and also of the attractive side gardens. A French door leads you out to a terrace and the gardens beyond. Low built-in storage is provided beneath the window seat. In the main part of the sitting room there is a Varde wood burning stove which creates an eye-catching central focal point.

The hall continues through to the kitchen; a wonderful space which has direct access out to the gardens via French doors. There is a comprehensive range of contemporary style handleless units by Keller which are topped with fine granite work surfaces. Appliances include double Siemens ovens (one of which is both a microwave oven and conventional oven), Neff dishwasher, five-ring Fisher Paykell induction hob with concealed extractor and a Franke white sink. Mirrored splashbacks add a stylish touch. The peninsula breakfast bar has a slimline wine cooler beneath. There is a great space for dining which has the additional benefit of having double built-in credenza units which are topped with matching granite. The dining area leads to a snug which has been wired for surround sound. A door leads from the kitchen to a very well fitted utility room with metallic Kardean flooring, beech plywood edged worktops with grey stylish units below, Franke sink with shower attachment tap and water softener. A door from here leads out to the garden.







Back to the main hall, the accommodation extends to provide a great study with views that will put you off working and two excellent double bedrooms, ideal for guests or family. There is a well-fitted family bathroom with blue tiled floors in a Moroccan style. Also in the rear hall there is both an understairs cupboard and some very useful mirrored cupboards for coats.

Upstairs, there is a brilliantly thought through second study on the landing with double built-in cupboards and a section between for the desk. A double velux window gives great light to the area. A door also leads through to the plant room/airing cupboard where you find one of the two Viessmann boilers and a pressurised water cylinder.

Bedroom 2 has a walk-in linen cupboard, views of the rear gardens and its own ensuite shower room, which again is very well appointed. The master bedroom has a bank of under-eaves storage cupboards with flat front doors, a further shelving area and additional mirror fronted wardrobes. A splendid ensuite shower room completes the picture.

The annexe is self-contained and accessed from the driveway. It has been fitted out and designed to the same exacting standards as the upper part of the house with bespoke joinery throughout. The open plan sitting room/kitchen has low level built-in cupboards and shelving units. Appliances in the kitchen include AEG freestanding double oven with induction hob, integrated washing machine and slimline dishwasher. An AEG fridge freezer is also integrated. Off the living space is a double bedroom with built-in dressing table and plenty of built-in wardrobes with cupboards above the bed. The views from here are amazing. Adjoining is an ensuite shower room with a lovely, large shower and electric underfloor heating.

Externally, to the side of the house under the terrace, is an undercroft cupboard housing the boiler for the annexe.

Outside

Below the parking area, a gravel pathway flanked by lawns leads towards the house. As one walks up from here there are two spring fed ponds and well thought through landscaping. To the side of the utility room back door is a good-sized paved terrace, ideal for enjoying the spectacular views.

Walking then up to the main gardens at the rear, you find the superb studio that our clients have built. They currently use it as a gym, but it could easily make a home office. In addition to this building, there are two further sheds situated in the garden, one of which is split into two sections giving storage for garden implements as well as a workshop. There is also a greenhouse, log store and a bin cupboard for recycling, both at the side of the house.

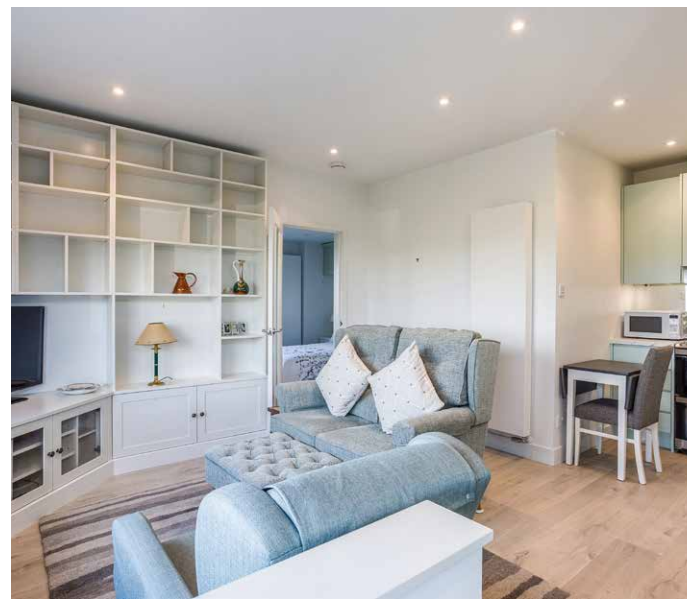
The gardens have been very attractively laid out to provide a variety of places to enjoy the stunning views. There are timbered gravel steps that lead up to the lawned areas of which there is a good-sized flat area with a crescent retaining wall. There are two productive vegetable patches and lovely espalier fruit trees. All in all, a really wonderful garden to enjoy.

General Information

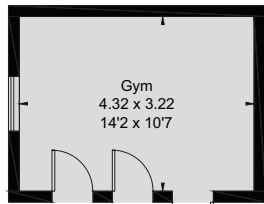
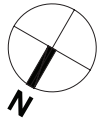
Bath & North East Somerset Council. Council Tax Band G.

Mains services connected.

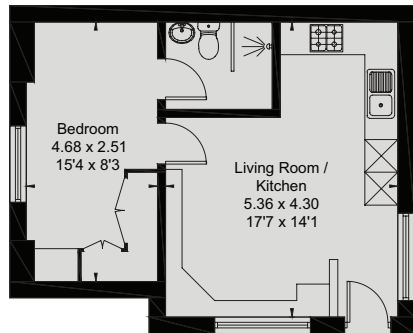
The tenure is Freehold.



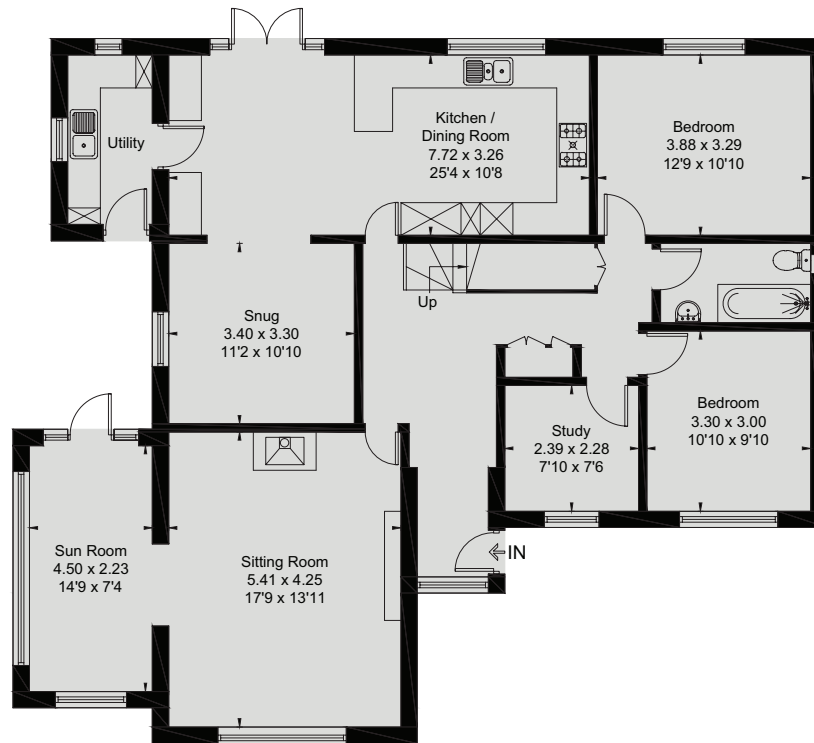
Approximate Area = 225.4 sq m / 2426 sq ft
 Gym = 13.8 sq m / 148 sq ft
 Total = 239.2 sq m / 2574 sq ft
 Including Limited Use Area (7.5 sq m / 81 sq ft)



(Not Shown In Actual Location / Orientation)

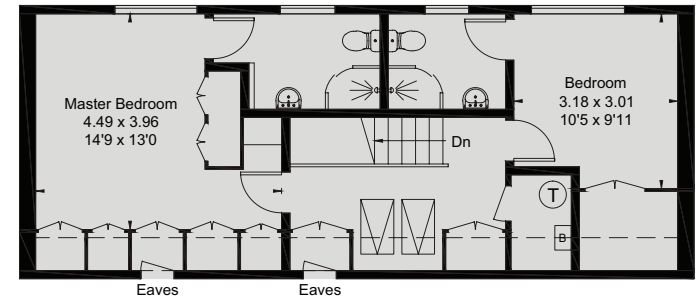


Annexe
Lower Ground Floor



Ground Floor

☐ = Reduced head height below 1.5m



First Floor

