



Belle-Vue Villa, 7 Bathwick Hill, Bath, BA2 6EW



## An exquisite detached Grade II Listed Regency Villa with outstanding views to the south and west

Entrance hall | Wonderful drawing room | Snug/study | Music room | Spacious kitchen/dining room | Utility room | Pantry | Ground floor shower room | Master bedroom with en suite dressing room and bathroom | 3 further bedrooms | Shower room | Cinema room | Laundry | Store room | Garden room/office | Garage | Off-street parking | Landscaped gardens enjoying superb views across the City |

### Situation

Belle-Vue Villa, built circa 1825 and attributed to John Pinch the Elder, is located in the most superb position on Bathwick Hill. The stunning rear garden enjoys spectacular views towards Widcombe and across the City. From the garden a gate leads to wonderful National Trust land, ideal for dog walking and enjoying the feeling of open countryside.

There are local shopping facilities available on nearby Bathwick Hill including a Tesco Metro, Myrtle Mee the florist and Dexters, a great little coffee shop. The City Centre provides a wealth of cultural, culinary and recreational facilities.

There is an excellent range of schools close by, both private and state, including King Edward's, Prior Park College, The Paragon, Bathwick St Mary's Primary School and Widcombe Junior to name but a few. The highly regarded University of Bath is within 1 mile and also provides a wide range of sports facilities used by many recent Olympians, including a 50m pool and athletics track. Bath Spa University is approximately 5 miles away.

Communications are also excellent; Bath Spa Railway Station with direct links to London Paddington and Bristol Temple Meads is within walking distance. Junction 18 of the M4 is approximately 10 miles to the north.

### Description

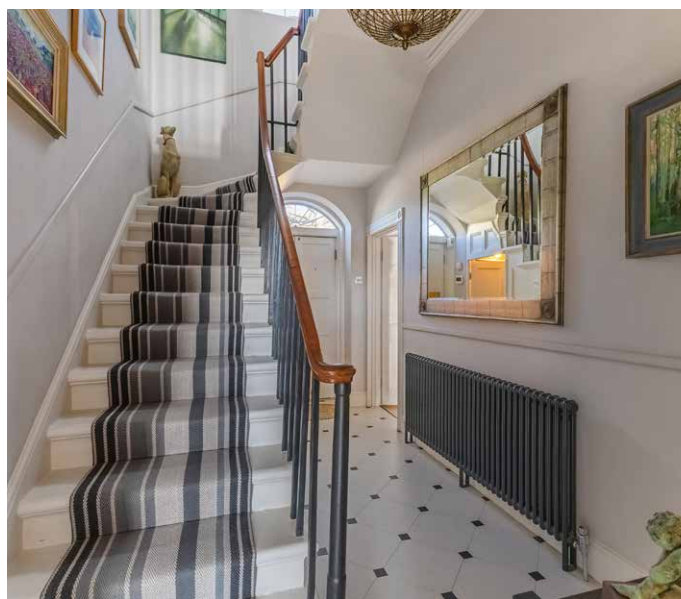
Belle-Vue Villa has been the subject of a comprehensive refurbishment completed to exacting standards since the current owners took over which has incorporated the most beautiful contemporary glazed kitchen extension designed and overseen by Mark Watson, a very highly regarded Bath architect.

Entering the house via the attractive double front doors with glazed fanlight over, you are immediately struck by the pleasing double fronted format synonymous with detached houses of this period.

To the left side of the hall you go through to a snug or study which has a woodburning stove and very fine period parquet flooring. Like the majority of rooms, there are period shutters and sash windows.

This leads on through to a fabulous kitchen area where initially to the left you will find a walk-in pantry and a further door leads to a very useful utility room which can also be accessed via timber doors from the front upper driveway.

Steps lead down to the main kitchen/dining room which really is something to behold. The beautifully crafted sliding glazed doors really accentuate the outside garden and views. The room has wet underfloor heating beneath large scale porcelain tiled flooring.





The contemporary kitchen has been designed with a great deal of style and provides a fine central island surrounded with an L-shape of units. Appliances include two Neff ovens, Bosch dishwasher and integrated fridge. The room is sufficiently spacious to entertain and to accommodate a large dining table. The sliding glazed doors fold completely back from one corner giving you a seamless opening to the terrace which feels very special.

Back the hall, you find a very elegant and spacious drawing room which can also be accessed via the snug. The room runs across the full width of the back of the house and has twin French doors and a pair of superb Chesney marble fireplaces both with gas fire inserts. Entertaining in this room would be fabulous with parties spilling out onto the terrace and gardens beyond.

To the right-hand side of the hall is our clients' music room which could easily double as an occasional fifth bedroom. A door takes you through to a lobby with glazed door to the garden and to a beautifully fitted Ripples shower room with wet room style shower. The back door leads you out to the garden, the garage and summer house.

Back in the hall an understairs door leads down to a very practical lower ground floor which incorporates three main rooms. There is a fantastic cinema room, a laundry room with plumbing for washing machine and dryer and very good-sized store room, ideal for dry goods and wine. In addition, there are two further areas; one housing the central heating boiler and the second used for storage.

On the first floor are four good-sized double bedrooms. The master bedroom has French doors to a Juliet balcony as does bedroom 2. These rooms have breathtaking views toward Widcombe and down towards the City. The master has its own dressing room and a fine Ripples bathroom with both bath and shower. There are two further bedrooms and a family shower room with a delightful period round window. The staircase at Belle-Vue Villa is also of particular note with its curving handrail; a real thing of beauty.

#### Externally

From the drawing room French doors there is a good-sized terrace that leads down grand steps to the beautifully designed gardens. Two main lawn sections flank charming hoggin pathways. The lawns are interspersed with fine topiary yews and on the back wall of the garden is a trained mature wisteria.

The elevated feeling of the garden allows for the most dramatic views across the City and surroundings. There is a timber gate to one side giving access to National Trust land, ideal for Skyline walks.

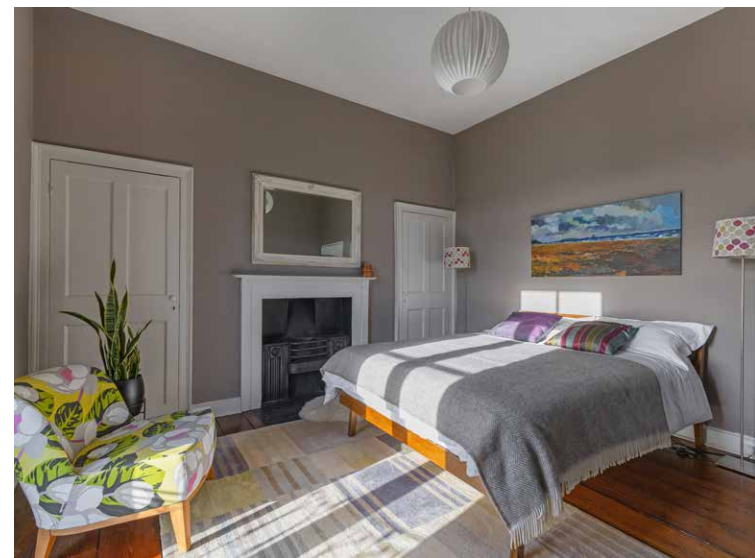
To the north side of the house the back door gives access to the generous sized single garage with resin floor, light and power. Beneath this is a super contemporary garden room/office which is faced in western red cedar.

Off the kitchen is a further very good-sized paved terrace, ideal for summer dining and drinks. Along the boundary wall on this side is a very attractive line of pleached hornbeams. A pathway leads to the front of the house giving independent access for gardening purposes. To the front of the house are two off-street parking areas for at least two cars.

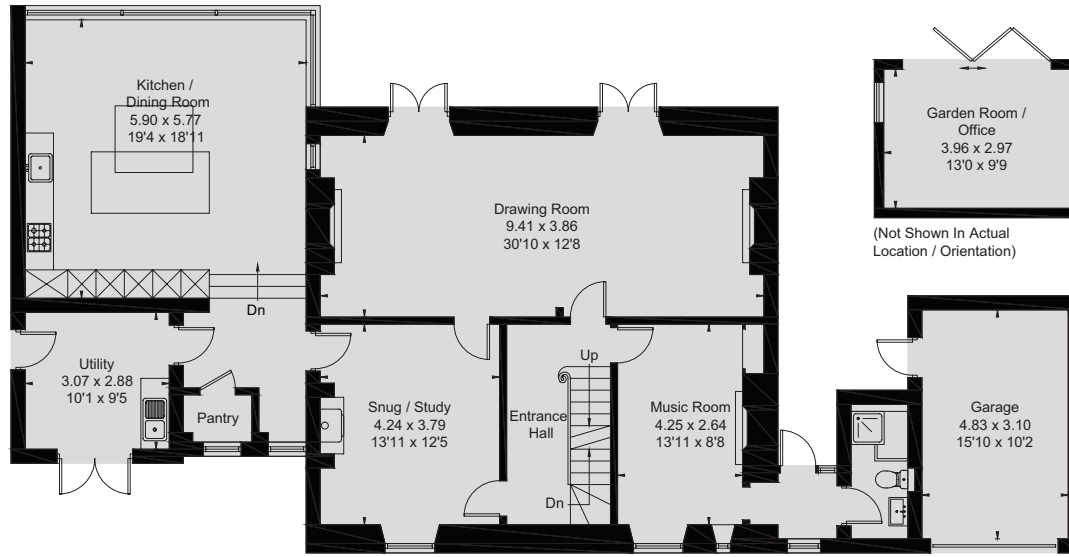
#### General Information

Bath & North East Somerset Council. Council Tax Band H. Freehold tenure. Mains services connected.



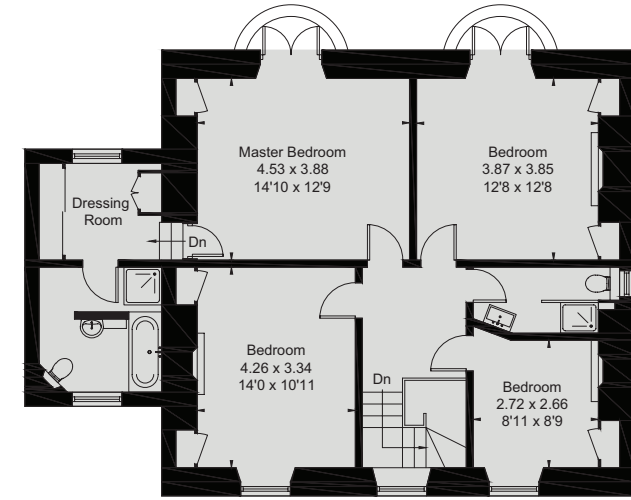


Approximate Floor Area = 291.6 sq m / 3139 sq ft  
 Garage = 15.1 sq m / 162 sq ft  
 Outbuilding = 11.6 sq m / 125 sq ft  
 Total = 318.3 sq m / 3426 sq ft

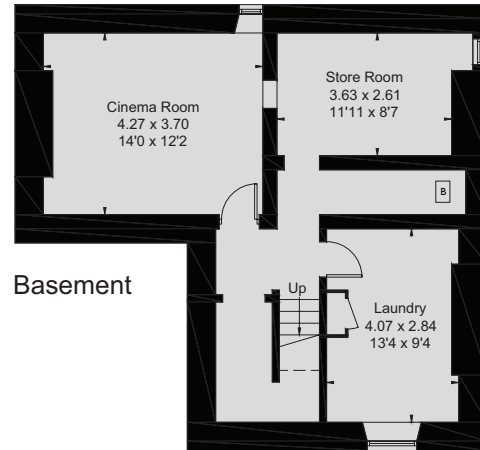


Ground Floor

= Reduced head height below 1.5m



First Floor



Basement



BELLE-VUE VILLA.

