



**The Gallery, Bathwick Tower, Bathwick, Hill, Bath
BA2 6 EQ**



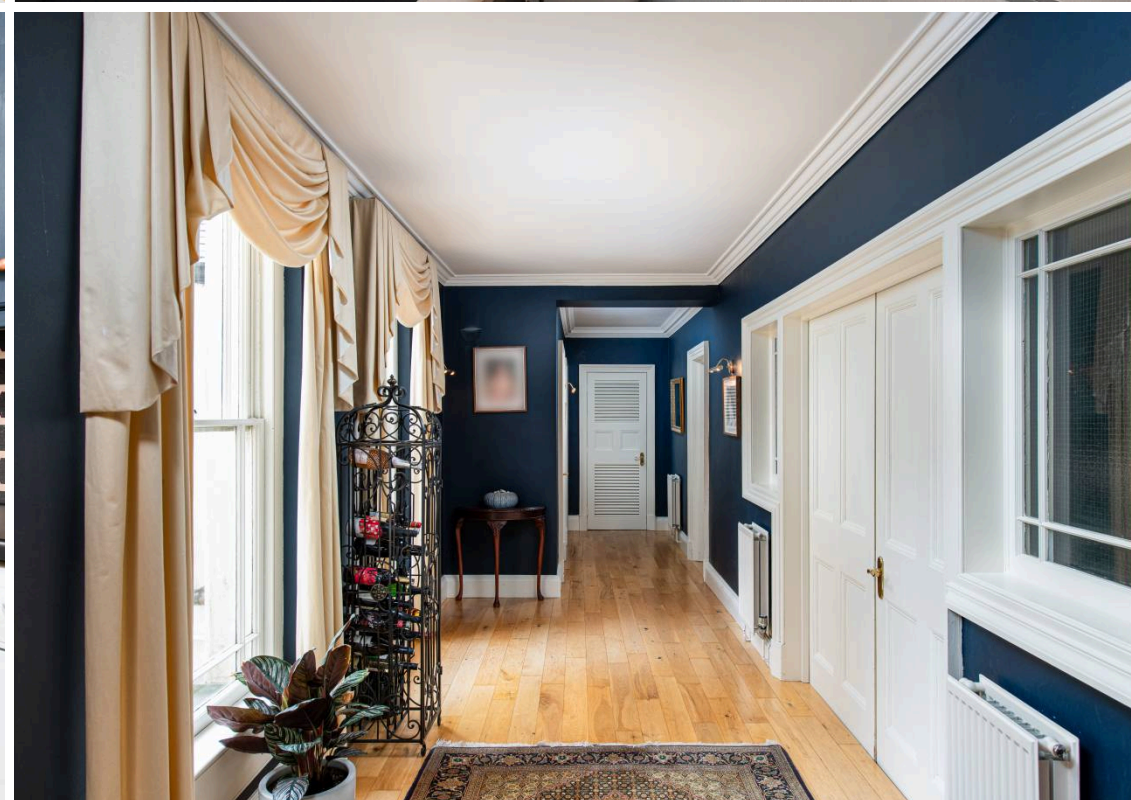
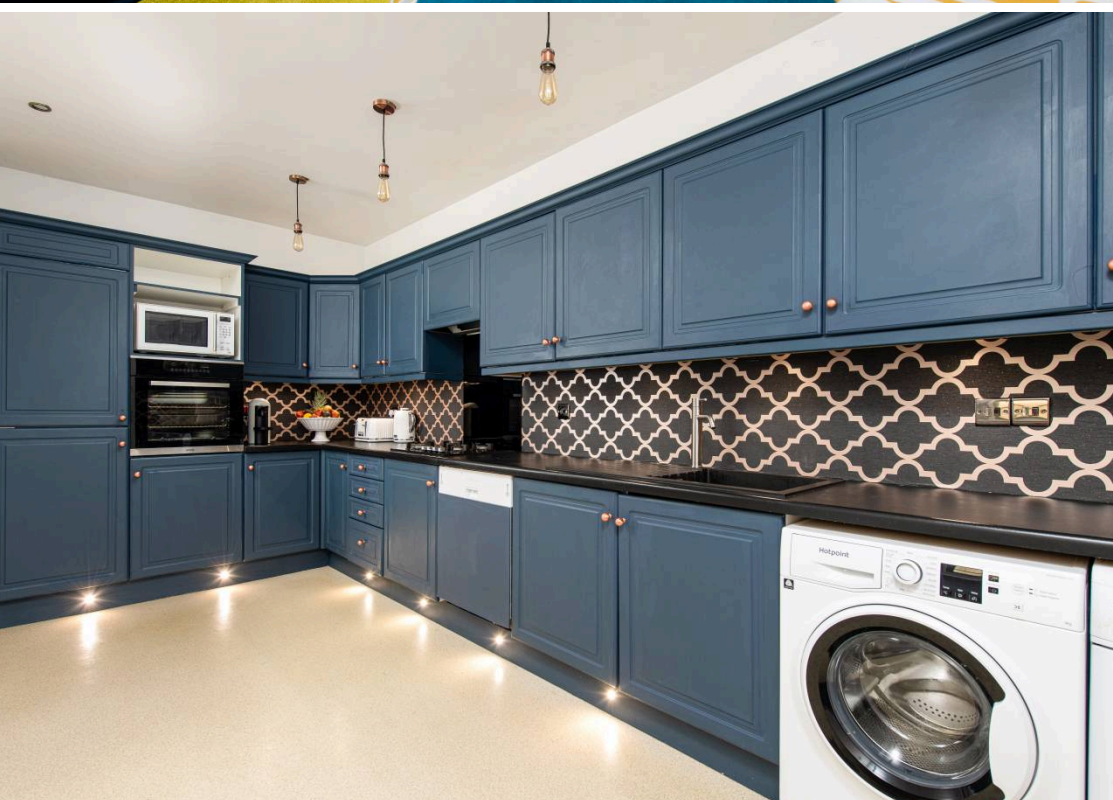
An historic apartment in a 19th Century, Grade II* listed Italianate villa

on the upper slopes of Bathwick Hill

This sumptuous apartment, one of four in the building, is accessed via a communal entrance hall and comprises two double bedrooms, one of which has an en suite shower room, an elegant drawing room, a dining/family room, a modern fitted kitchen, a reception hall/breakfast room/study and a well-appointed 'Jack and Jill' family bathroom. Beautiful views are afforded from the front of the property over adjacent landscaped gardens and woods. This unique property seamlessly blends period elegance with modern comforts, offering a unique opportunity to own a piece of Bath's architectural heritage.

Bathwick Tower originally formed part of a larger villa, built in 1814, known as Oakwood, and attributed to the eminent Bath architect, Henry Goodridge. It was built for Bath artist Benjamin Barker, younger brother of the famous painter and lithographer, Thomas Barker (of Bath). Today's dining/family room is the artist's gallery from that period. The villa's classical facade overlooks magnificent, landscaped gardens and Smallcombe Woods. Subsequent enhancements to the building, some of which are by eminent architects, have added to its special interest and overall architectural quality.





Peaceful and elegant drawing room

with wonderful outlook over Italianate gardens

From Bathwick Hill a heavy panelled door leads into a large communal reception hallway. The Gallery is accessed at ground level. The door to the apartment leads into the spacious dining/family room. This boasts a stone fireplace with pretty Delft-style tiles, one of three working fireplaces in this apartment, with coved ceiling and attractive part shuttered Venetian style windows and a storage cupboard.

Off the dining room is the principal bedroom with two wardrobes to either side of a recessed dressing table. The contemporary styled en suite shower room has a double sized walk-in shower, vanity unit with wash basin and WC. Leading from the dining/family room is a bright hallway, which could be used as breakfast room or study with double doors opening onto the kitchen. At the end of the hall is a deep cupboard which houses the gas boiler and fusebox. There is also a partly boarded loft storage area accessed by ladder.

The kitchen has a stylish array of navy painted wooden units and a range of appliances including a Hotpoint fridge/freezer (2024), electric oven with gas hob and condenser dryer and is plumbed for washing machine.

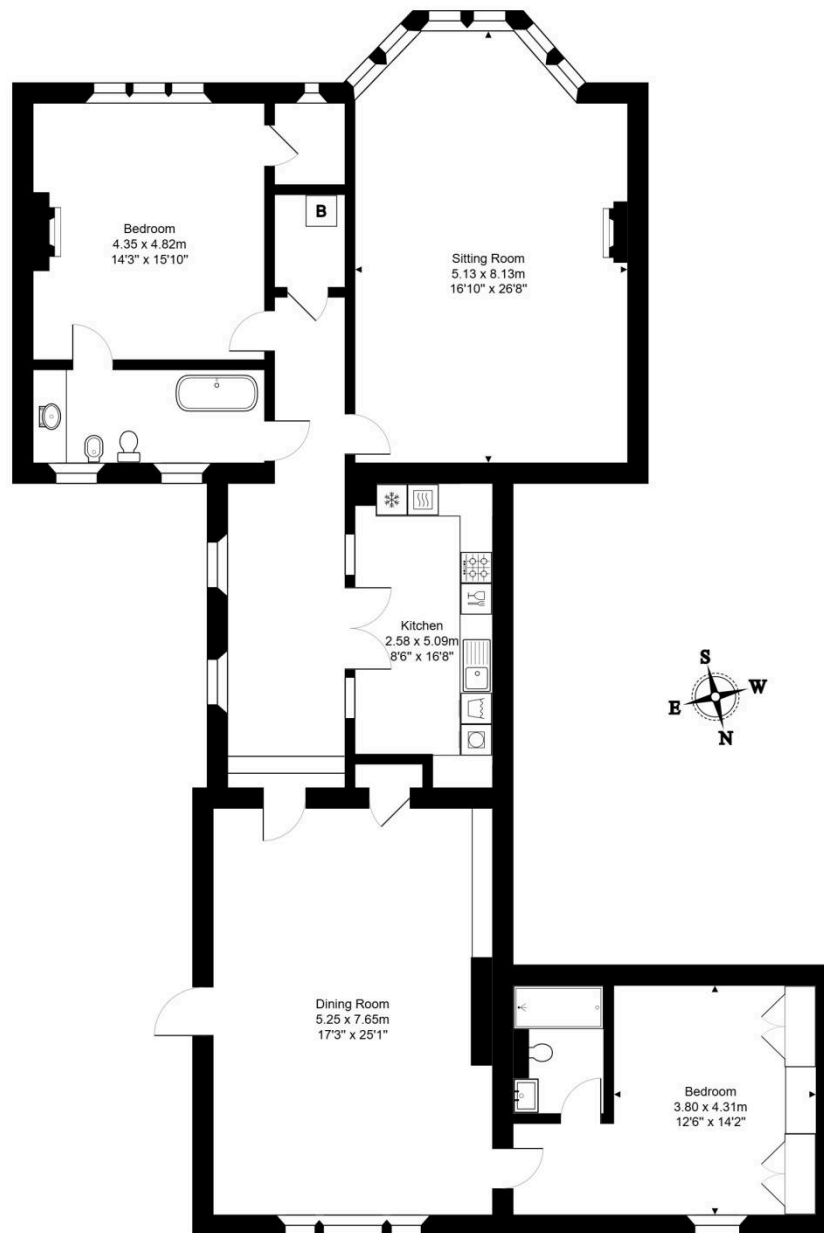
The family 'Jack and Jill' bathroom is finished in marble with a stylish Villeroy and Bosh freestanding bath, vanity unit with wash basin, bidet and WC. A door leads to the second bedroom.

The second bedroom overlooks the fabulous gardens to the front of the property has a pretty tiled fireplace with wooden surround and a deep walk-in cupboard with window to the front.

The peaceful and elegant drawing room has a bay with remarkable leaded casement windows in stone mullions overlooking magnificent gardens, an attractive wooden fireplace with ornate tiles, dado rail and ceiling coving. This impressive room provides an elegant space for relaxing and entertaining.



The Gallery, Tower House



Raised Ground Floor

Total Area: 178.7 m² ... 1924 ft²

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent.
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Convenient location just half a mile from City Centre

with local amenities nearby

The property is conveniently situated half a mile down the hill from the UNESCO city, renowned for its attractive Georgian architecture and range of shops, restaurants and theatres, including The Theatre Royal.

A wide range of schools are on offer, both in the state and private sector. Prior Park College, King Edwards, Monkton Combe School, Ralph Allen School, Beechen Cliff and Hayesfield are located on the south side of Bath, whilst Royal High School and Kingswood are situated in Lansdown.

The University of Bath is a short walk away with its renowned Sports Village offering a wide range of sports and Bath Golf Club is also close by. Countryside walks can be enjoyed from the doorstep along the Bath Skyline.

There is easy access to Bath Spa Station with links to Bristol (10 mins) and London Paddington (75 mins). Bristol International Airport is under 20 miles away.



Further information

Tenure – Share of freehold

Lease – 999 yrs from 2000

Gas central heating – Worcester combi boiler

Entryphone

Intruder alarm

Council Bath and North East Somerset, Band E

EPC rating TBC

Separate bin/recycling area accessed from Bathwick Hill also housing electric and gas meters.

Resident's permit parking. (2 available for purchase)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

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