

2 BELMONT, BATH BA1 5DZ

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PRESENTATION

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THE HOUSE

PRESENTATION





A CAREFUL BLEND OF A RESTORED HERITAGE AND THOUGHTFUL, CONTEMPORARY DESIGN, THIS EXTRAORDINARY PROPERTY OFFERS A RARE OPPORTUNITY TO LIVE IN THE HEART OF HISTORICAL BATH IN UNCOMPROMISINGLY BEAUTIFUL STYLE.

LOCATED ON A COVETED ROW of honey-hued Grade II-listed Georgian townhouses on 2 Belmont, the views out over Bath to the rolling hills beyond will stop you in your tracks. The front door is framed by high, renovated pillars, leading to a spacious hallway, where the sweeping staircase naturally draws the eye upwards. The feeling throughout is one of light and space, of a retreat that both celebrates its heritage and envelopes you in its warm, contemporary interiors.

RESCUED FROM DECAY, this former office building has been transformed with a mix of practical changes, such as moving the kitchen to the ground floor, and the thoughtful renovation of highly sought-after period features. Featuring five light-filled bedrooms, carefully-curated interiors, a walled garden and a considered approach that melds the practicalities of modern life with effortlessly elegant interiors, 2 Belmont offers a truly unique family home, ready to move into.

THE HOME





SE





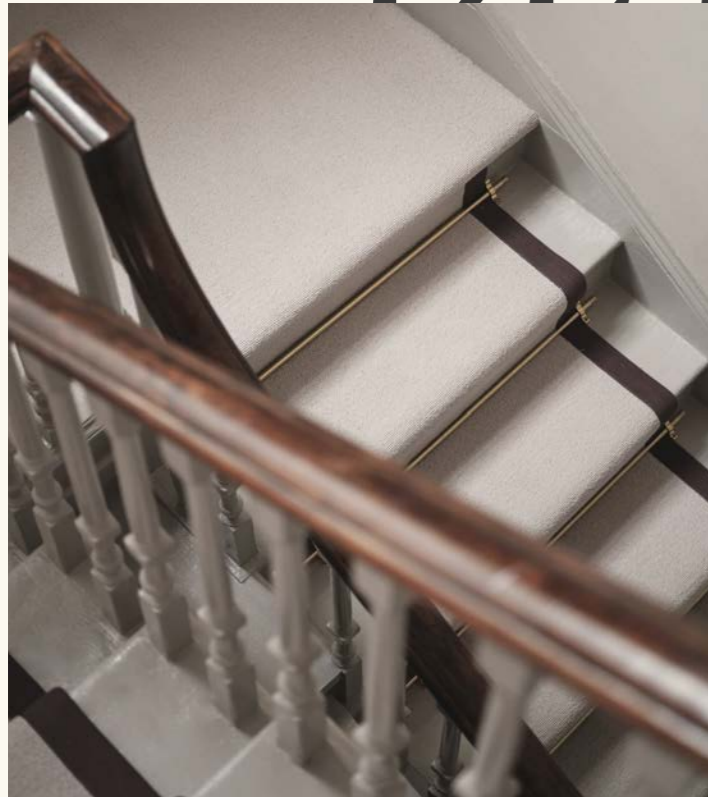




SE



THE DETAILS



REFLECTING ITS GEORGIAN HERITAGE, this property is notable for its large rooms, soaring ceilings and original windows, including floor-to-ceiling sash windows, and rare jewel-toned stained-glass on the stairs. All the original features – from the numerous marble or cast-iron fireplaces, to the intricate cornicing, original shutters and custom-made cabinets – have been carefully restored by local expert craftsmen.

THE SPACIOUS HALLWAY has a natural flow that leads through to the expansive, beautifully-crafted bespoke kitchen, featuring built-in cabinets, huge windows and a marble fireplace, as well as marble worktops. A door leads out to the pretty walled garden, while next door is the airy dining room, with original restored wooden panelling gracing the walls.

HEAD UP THE SWEEP OF STAIRCASE and discover two large interconnecting drawing rooms, sanded and stained pine floors and featuring two restored marble fireplaces, windows with original stained-glass panels, working original shutters. The lighting plan in the property has also been thoroughly thought out and there can be found designer lamps from Michael Anastassiades, Le Klint and alabaster lamps from Kelly Wearstler. There are also two beautiful vintage chandeliers from Murano, which can be included as well as the whole Townhouse can be bought furnished, Turn Key based on already selected interiors, light fixtures and art by further agreement with SUITE 07.



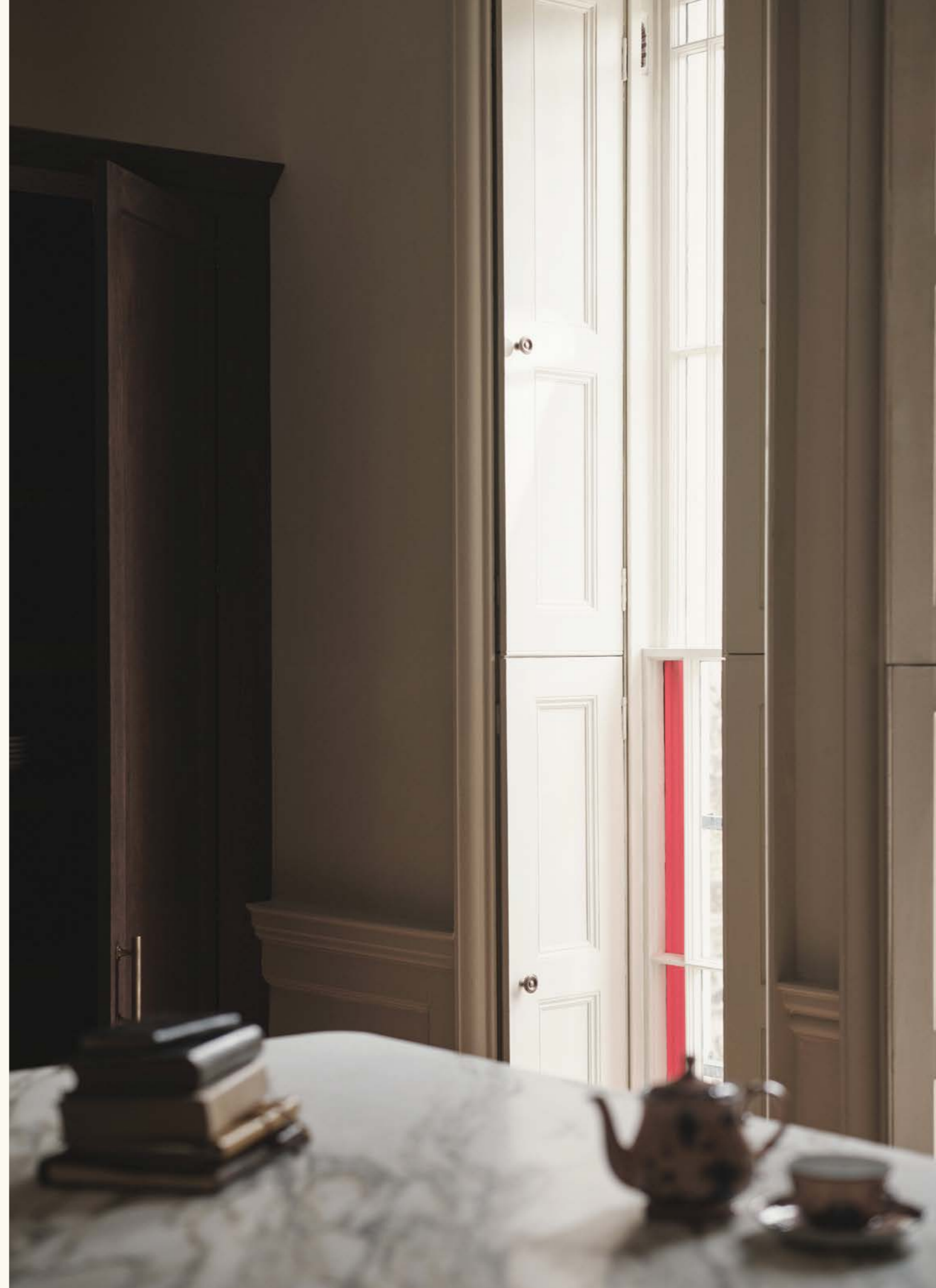
ONE FLOOR UP is the very large master bedroom, with three large windows and epic views out to the hills of Somerset. The room features restored built-in cabinets, an original fireplace, a walk-in closet and is next to the spacious master bathroom, with a marble vanity and feature wall, underfloor heating and another restored fireplace.

ON THE TOP FLOOR you'll find a further three bedrooms, with textured wallpaper, a large family bathroom, fitted wool carpets and restored built-in cupboards throughout.

BRIGHT AND LIGHT-FILLED, the high-ceilinged lower ground floor includes an expansive family room, with a practical and chic drinks station, complete with fridge and a door leading right into the walled garden. This floor also features a large fifth bedroom with bright windows and elegant built-in cupboards, plus a shower room and a separate lavatory.



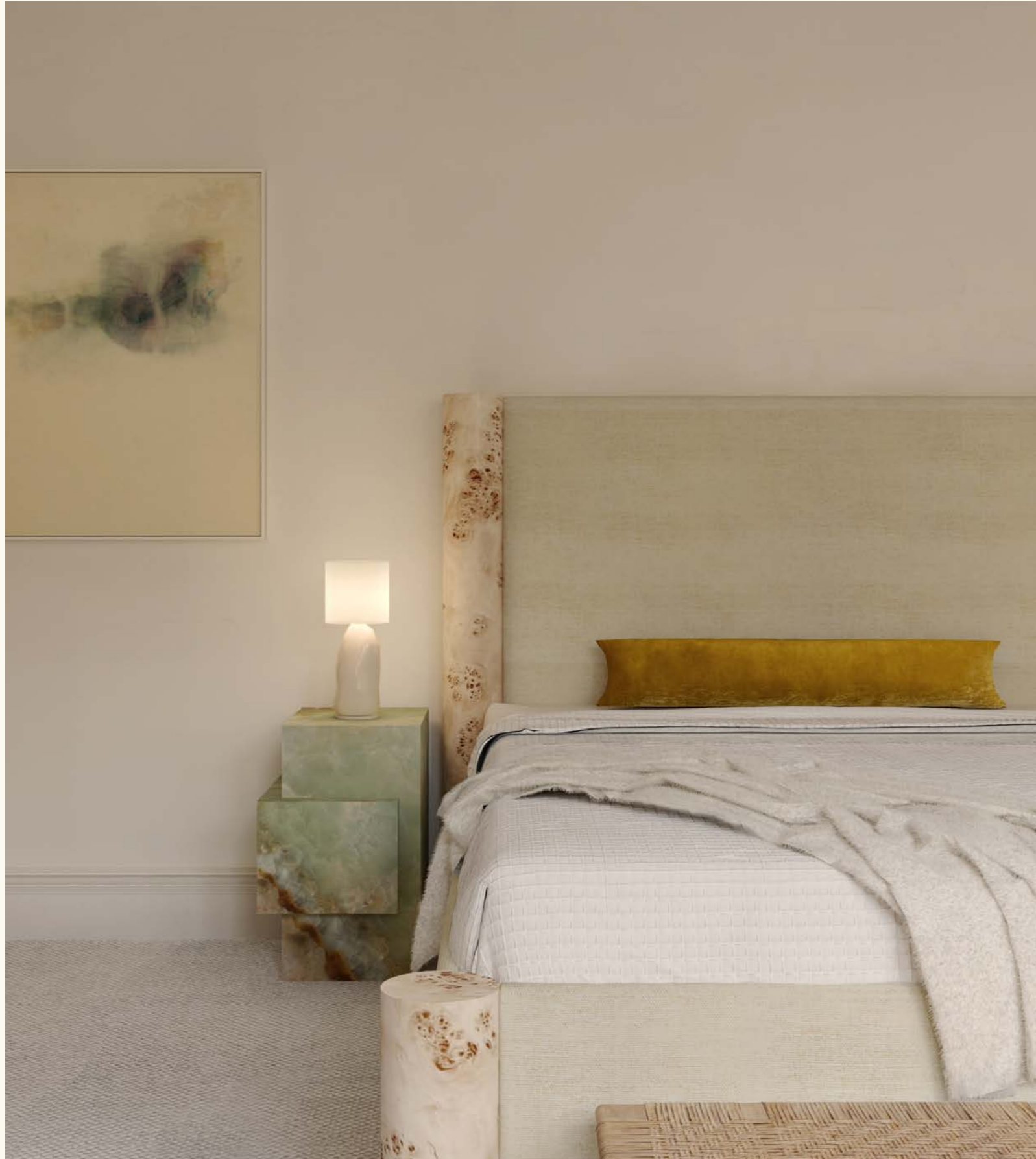
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DETAILS



THE AREA



NUMBER 2 BELMONT IS A TRULY RARE FIND. SET ON A RENOWNED TERRACE OF TWENTY GRADE II-LISTED BUILDINGS, RIGHT IN THE CENTRE OF HISTORIC BATH, YOU'RE WITHIN STROLLING DISTANCE OF THE BEST OF THE BARTLETT STREET QUARTER, KNOWN FOR ITS UNIQUE BOUTIQUES, RESTAURANTS AND ANTIQUE DEALERS. BATH ITSELF IS REGULARLY VOTED AS ONE OF THE BEST PLACES TO LIVE IN BRITAIN, AND WITH GOOD REASON – THIS IS THE ONLY CITY IN THE UK TO HAVE BEEN AWARDED UNESCO WORLD HERITAGE STATUS.

2 BELMONT'S elevated position means the property comes with breathtaking views out over the city and to the lush green hills beyond, while its location offers an ideal combination of peace and convenience. The famous Assembly Rooms are just around the corner, as is The Circus, Bath's celebrated circular residential road, and the restaurants, cafés and boutiques of Saville Row, Russell Street and Alfred Street. The city's museums and art galleries are an easy walk away, as are the broad, green spaces of Victoria Park and the sweep of The Royal Crescent.

REALLY, WHAT MAKES THE AREA STAND OUT mirrors the appeal of the house itself: carefully-preserved history steeped in culture, coupled with modern amenities that make life here so enjoyable. Make the most of this walkable, compact city, famous for its elegant Georgian architecture, immortalised by Jane Austen in the late 18th century, as well as its Roman baths. The wider area – just a quick drive away – is part of the Cotswolds Area of Outstanding Natural Beauty, so expect gorgeous, rolling countryside dotted with charming villages and farm shops.



Our passion for heritage and luxury is reflected in everything we do, from discovering exquisite listed buildings and taking them back to their former, authentic glory, to crafting extraordinary contemporary homes. Working exclusively with a focus on Bath and the UK, we are scouting for potential properties in Milan, Florence and Oslo.

We use intuitive design, expert partners and a sustainable, Scandinavian work ethic and approach to create effortlessly stylish and livable homes, ready to move into.

In Bath, our home town, we source exquisite listed Georgian townhouses and painstakingly restore them, working with trusted local partners.

Every colour, finish and material has been carefully selected with a skilled eye for complementing this exquisite building.

With an obsessive eye for detail, a passion for heritage buildings, and a Scandinavian approach you can trust, Suite 07 offers a complete 360-degree design solution. We call it quiet luxury.

This is the SUITE 07 founders' first RESIDENCE 07 project in Bath, and was originally bought to be their first private home in their new hometown.

www.suite-07.com
instagram: @residence_07

OUR PARTNERS

We have selected the finest local experts to collaborate on this project:

NASH PARTNERSHIP, an award-winning consultancy in planning and heritage architecture, takes care of the complicated legal and council issues of dealing with listed buildings, while providing expert, hands-on guidance on renovations.

TOM HOWLEY, have established an exceptional reputation for creating exquisite kitchen designs that satisfy a variety of lifestyle needs. By combining superb appliances and cutting-edge craftsmanship with original thinking, they're able to deliver the highest quality at every stage for a result that is unique. Tom Howley is confident about the durability of all materials, and the high levels of craftsmanship that go into making each kitchen that they give a 10-year guarantee on all Tom Howley furniture.

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SPECIFICATION

FREEHOLD

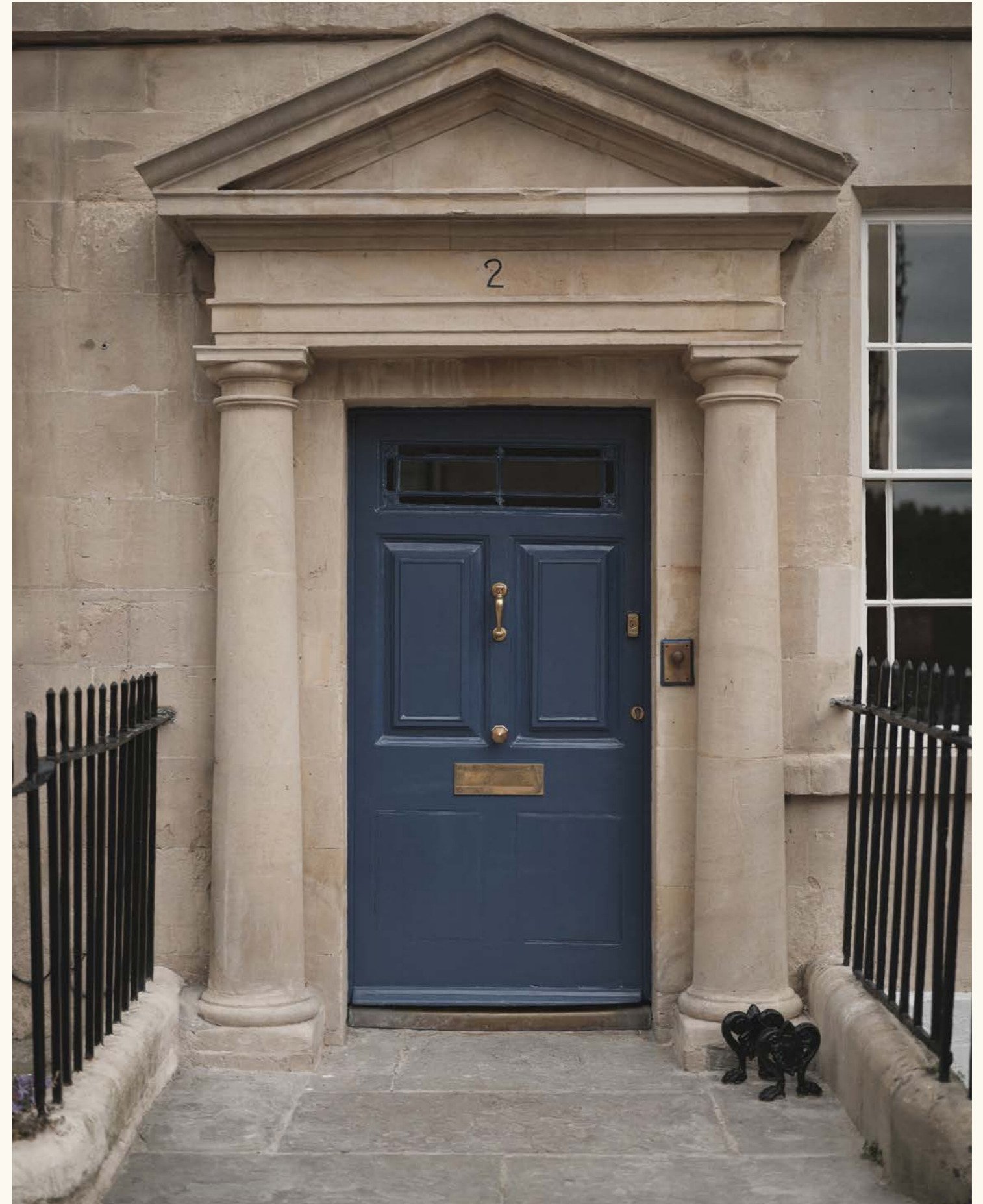
SQFT – APPROX. 3452 / 320 SQMT

GRADE II LISTED

5 BEDROOMS

3 BATHROOMS

PRESENTATION



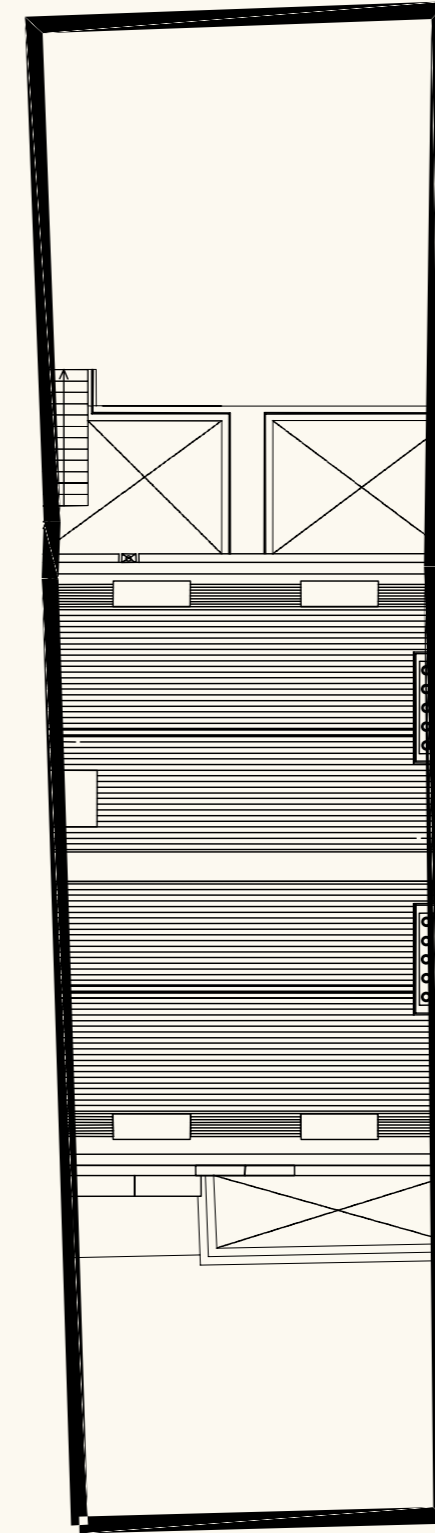
RESIDENCE⁰⁷
SUITE⁰⁷

SUITE07 is represented in United Kingdom by:

Blue Book Property Advisers Ltd.

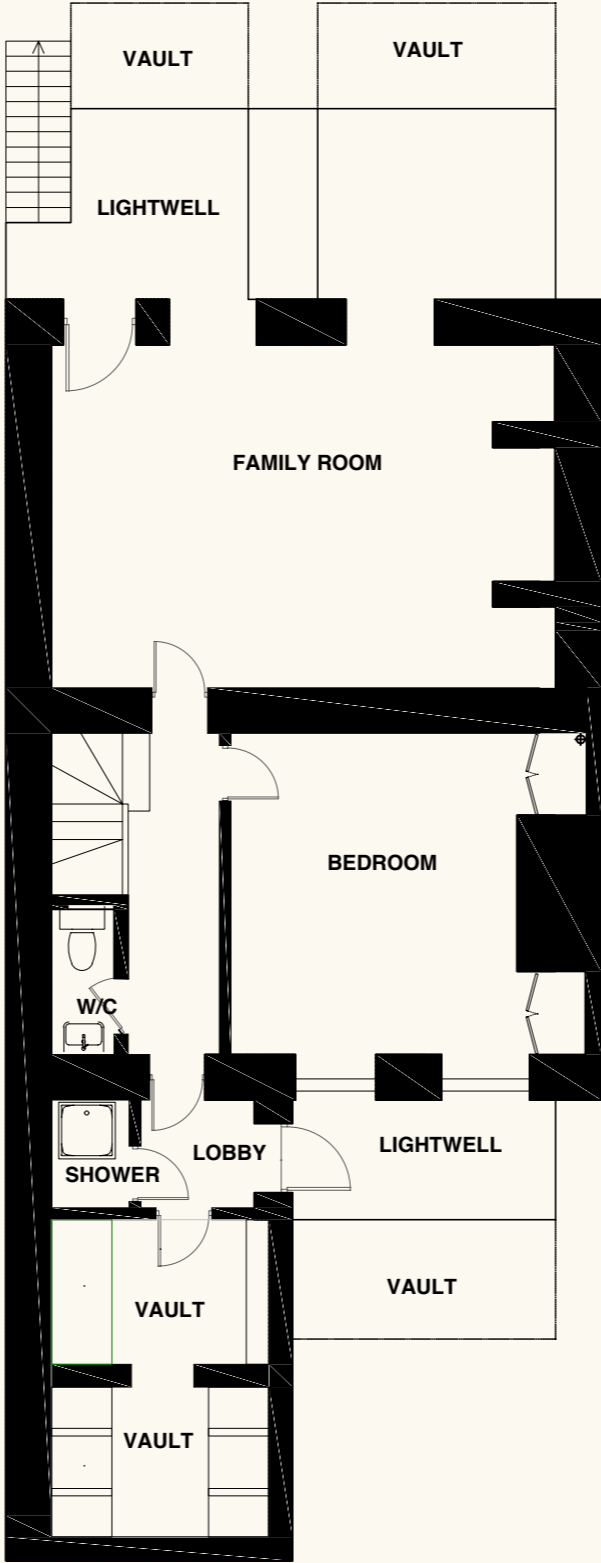


PLAN OVERVIEW

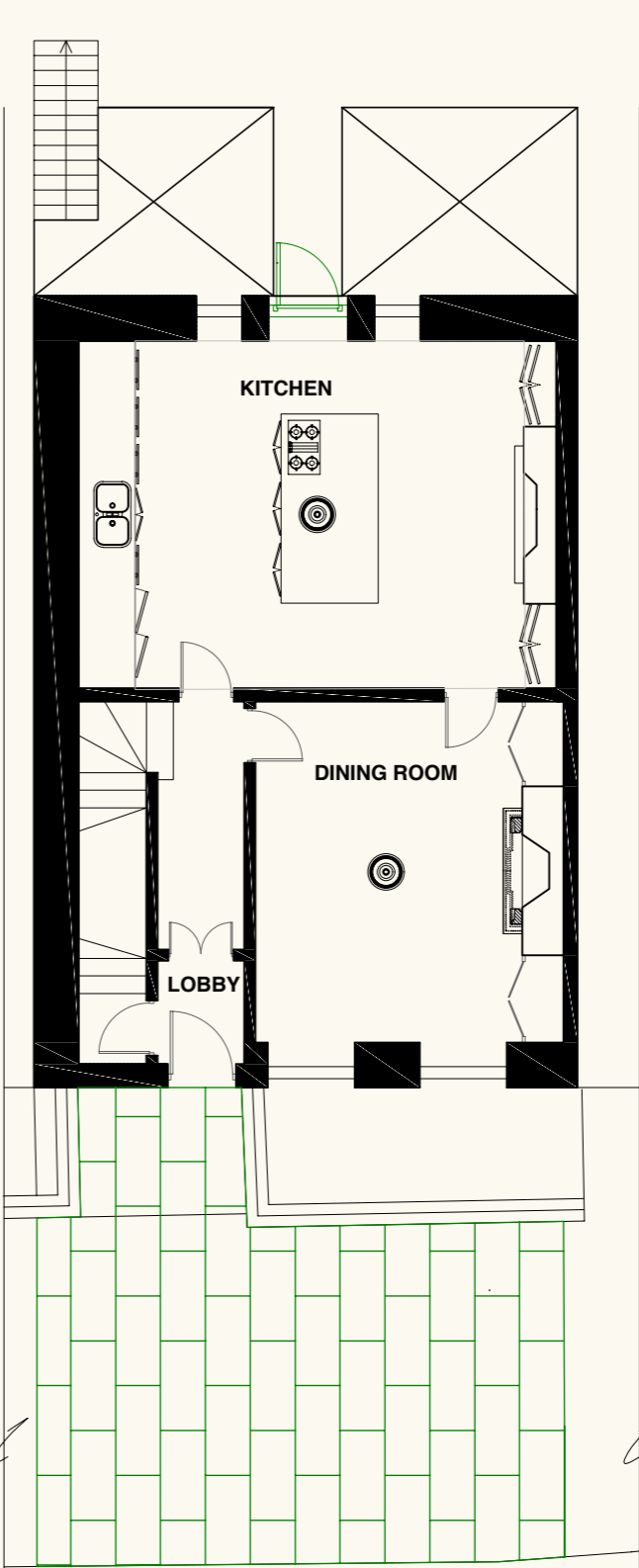


APPROXIMATE AREA:

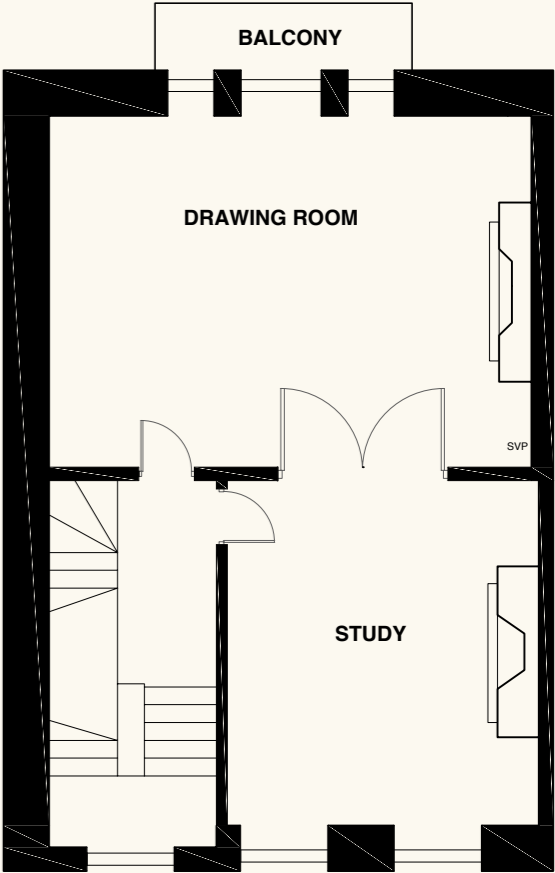
320.7 SQ M / 3452 SQ FT



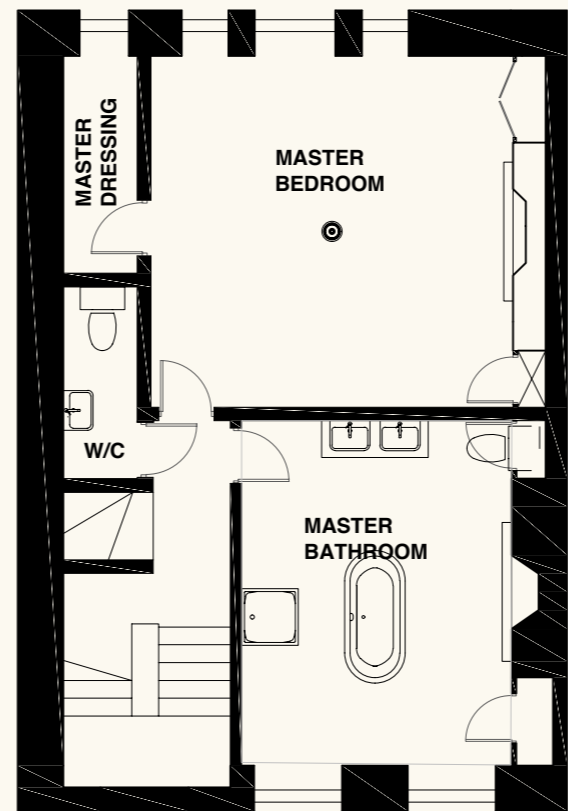
LOWER GROUND FLOOR



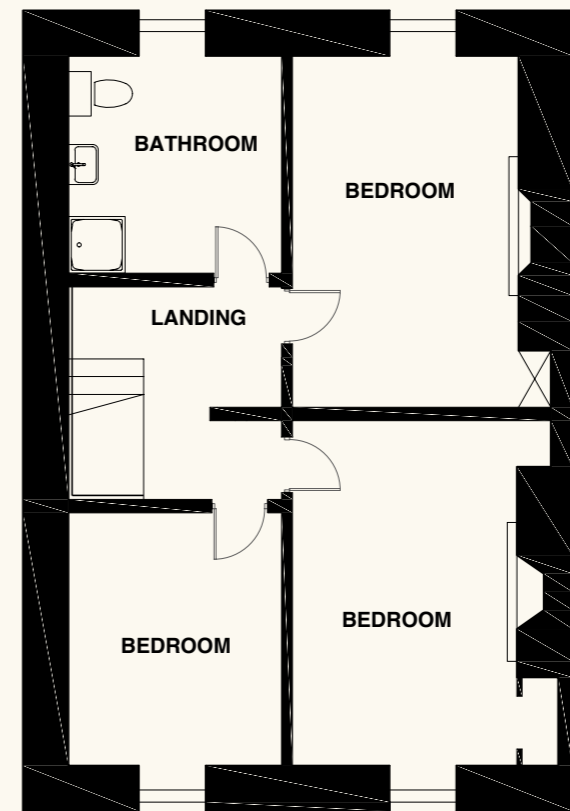
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR