

Hatfield House

Bath, BA2



An exceptional five bedroom Georgian grade II listed villa with a one bedroom self-contained garden apartment, outbuildings, wrap-around garden, extensive patio area and double garage.

Summary of accommodation

Lower ground floor Separate Apartment with Bedroom/Living Room | Kitchen | Bathroom

Ground floor Entrance Hall | Inner Hall | Sitting Room | Snug | Kitchen/Dining Room
Conservatory | Utility | WC

First floor Drawing Room | 3 Bedrooms | Bathroom | WC

Second floor Principal Bedroom Suite | Bedroom 5

Outside Garden | Studio/Office/Gym | Summer House | Garden room | Double Garage

Square footage 5,660 sq ft plus 3 additional cellar storage areas

Distances

M4 (J17 or 18) 10 miles, Central Bath 0.9 miles (All distances are approximate).

Situation

Hatfield House is on the southern slopes of Bath, just above the popular residential area of Bear Flat.

There are good local amenities in the immediate area, including a gift shop, cafe, delicatessen, gastro pub, gourmet restaurant, chemist and, two supermarkets, and doctor's surgeries and dental practices nearby. Several local parks have playgrounds, bowls and tennis clubs, the two tunnels, a circular walking and cycle track circuit, football / games fields and a gym. Well-regarded schools are easily reached, including Widcombe, Moorlands, St John's infant and junior schools, and Beechen Cliff and Hayesfield secondary schools.



The city centre, Southgate shopping centre and Bath Spa mainline railway station are within a mile, a 15-minute downhill walk via the Holloway or short bus journey. The bus stop going into the city is directly outside the house.

The House

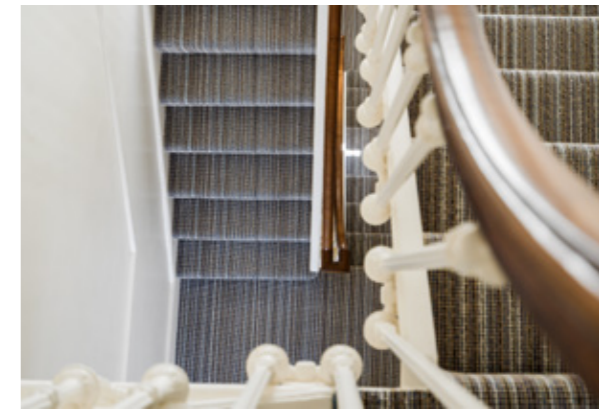
Hatfield House is an immaculately presented family home with over 5000 sq ft of living accommodation that has been extended. The property has been completely refurbished by the current owners.

The entrance hall, with WC, has an original flagstone floor, which leads into the kitchen/dining room. The kitchen is well-appointed and features recently installed Harvey Jones cabinets. The kitchen has a breakfast bar and dining area. The downstairs has high-quality floor tiles and electric underfloor heating within the main section of the kitchen and dining area and in the adjoining utility room. A large modern Conservatory provides access from the kitchen out to a patio and part-covered al fresco entertaining space. A snug is also present on the ground floor, currently used as a separate TV room.

There are two generous reception rooms at the front of the house, one on the ground floor, the other directly above it on the first floor. The ground floor reception room has large floor-to-ceiling sash windows with original shutters, ornate cornices and ceiling roses.

The first floor reception room benefits from sash windows as well as a working fireplace. On this floor is a large bedroom and a bathroom with tiled under floor heating. Next to the bathroom is a separate WC. Up to the half landing, there are two further bedrooms. The second floor is primarily the principal bedroom suite consisting of a large bedroom, a dressing room, an additional walk-in wardrobe and a tiled en suite with under floor heating. Across the landing, in an elevated position, is the fifth double bedroom with storage, and access to the loft.





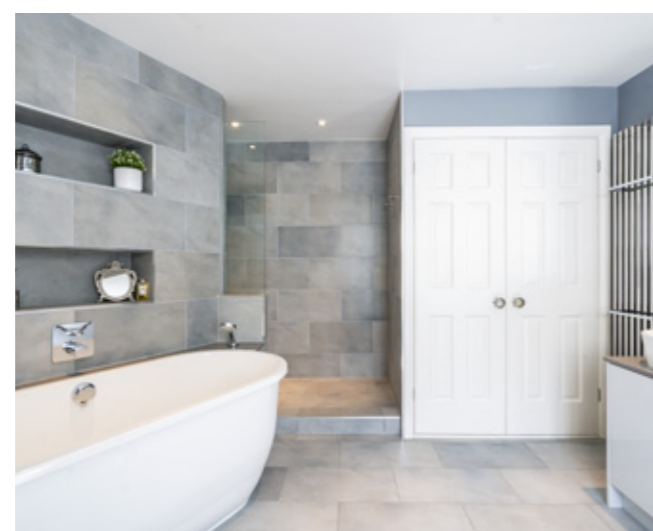


Garden Apartment

On the lower ground floor of the house is a separate apartment with living room/ bedroom, kitchen and bathroom. The apartment, known as the Garden Flat, has its own front door.

The apartment is currently a holiday rental with Air B'n'B which generates an additional income but equally it could be rented out on a long term basis, or used as standalone accommodation.

Also located on this level, down some stairs via the main kitchen, are three good size cellar chambers offering significant storage space. If desired, it is also possible to reunite the lower ground floor apartment back into the main house via the cellars subject to planning permission. The apartment is included within the freehold of the property.





Gardens and Grounds

A private garden and terraces wrap around three sides of the house, concealed by high Bath stone walls on all sides. The gardens are immaculately presented with mature flowerbeds arranged along the borders and a multitude of fruit trees (cherry trees, pear trees and apple trees) and different types of rose bushes.

Adjacent to the conservatory, sits a large terrace which incorporates a summer house, a purpose-built BBQ and heated seating area as well as a separate outside stone built studio. There is another separate timber built covered outdoor seating area, with heat lamp.

There is double garage, which opens up onto Hatfield Road, found at the back of the garden. For ease of use the garage has a remote controlled electric roller shutter.

Directions (Postcode BA2 2AW)

Head south on Queen Square/A4 towards Beauford Square/Wood St. Continue onto Chapel Row. Continue onto Charles St/A367. Continue to follow A367. Turn right onto St James's Parade/A367. Continue to follow A367. Turn left onto Broad Quay/Churchill Bridge/A367. At Churchill Bridge Roundabout, take the 2nd exit onto Wells Rd/A367. Continue to follow A367. Turn right onto Bloomfield Rd. Hatfield House is on the left

There is unrestricted parking on the opposite side of the road.

Property information

Services We are advised that mains water, electricity, gas and drainage are connected to the property. The Garden apartment is only electric.

Method of Sale We are advised that the property is Freehold.

Local Authority Bath and North East Somerset - 01225 477000

Council Tax

Band G, Garden Apartment Band B

EPC B

Guide Price £2,500,000

Viewings Strictly by prior appointment with the Knight Frank, LLP

Approximate Gross Internal Floor Area

Main House: 454 sq m / 4,886 sq ft

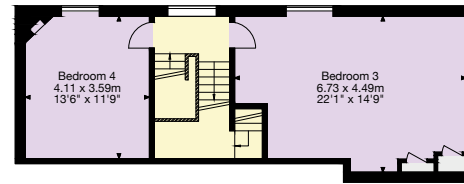
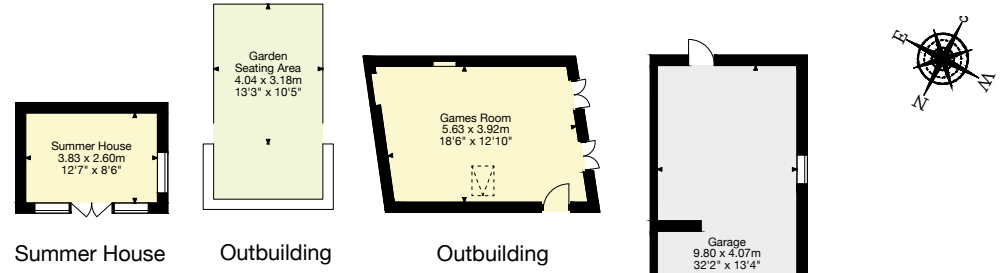
Garage: 40 sq m / 430 sq ft

Outbuildings: 32 sq m / 344 sq ft

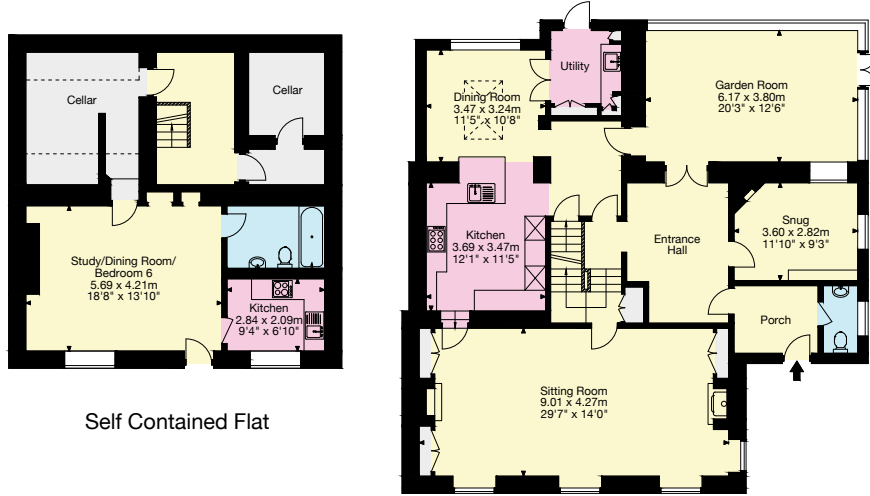
Total Area: 526 sq m / 5,660 sq ft

(Includes Areas of Restricted Height)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

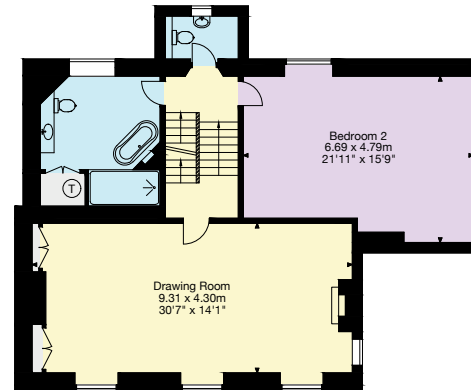


First Floor Half Landing

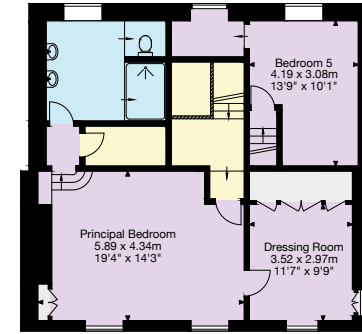


Self Contained Flat

Ground Floor



First Floor



Second Floor

Knight Frank Bath

4 Wood Street

Queen Square, Bath

BA1 2JQ

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We would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated [December 2023]. Photographs and videos dated [December 2023].

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