



I VINEYARDS

Bath, Somerset, BA1 5NA



A STUNNING 4 BEDROOM GRADE II LISTED GEORGIAN FAMILY HOME IN THE VERY HEART OF BATH CITY CENTRE.

Lower Ground Floor: Kitchen | Dining Room | Utility Room | Vaults
Ground Floor: Sitting Room | Snug | Study | Courtyard
First Floor : Principal Bedroom | Bedroom 2 | Bathroom | Storage
Second Floor: 2 Further Bedrooms | Family Bathroom

			EPC
5	2	3	x

Local Authority: Bath and North East Somerset
Council Tax band: E
Method of Sale: We are advised that the property is Freehold

SITUATION

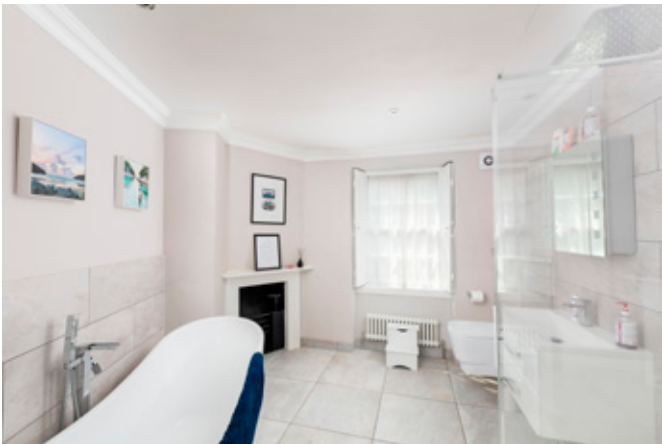
The house is situated in the heart of Bath just off the Paragon. The plot, once part of a larger area developed by Thomas Omer in 1750 called “Vineyards”, was used for growing vines, though the exact timeframe of this ceased is unclear. Above the front door there is some vintage signage reading Hay Hill Dairy which perhaps reflects to some of it’s previous history.

Architecturally, the property is unique as the house fronts on to both Hay Hill and The Vineyards allowing light from three sides and entrance from the charming paved pedestrian Hay Hill. This unique Georgian home features a distinctive triangular extension beyond the typical rectangular footprint, creating additional living space that naturally accommodates the open-plan layouts highly valued for modern lifestyle while maintaining its period character.

This Georgian home features a fascinating piece of local history with an original Victorian “ghost sign” for Hay Hill Dairy painted directly onto the exterior wall. This wonderfully preserved painted advertisement adds unique period character and tells the story of the building’s commercial heritage, making it a distinctive and conversation-worthy feature that connects the property to Bath’s rich trading past.

The city centre with its many facilities and amenities is on the doorstep. Bath is a World Heritage Site famed for its Georgian architecture and Roman heritage and provides an extensive range of business, entertainment and cultural facilities along with two universities. There are incredibly well regarded private and state schools nearby and a mainline rail link to London Paddington (journey time from 75 mins).

Distances (approximate): Junction 18 of the M4 motorway is about 8 miles to the north, Junction 19 M4 is approximately 9 miles to the west.



THE HOUSE

The house opens into a tiled hallway with the original doorbell and sitting room off to the right. It has a cast iron fireplace with pretty cornice work and multiple book shelves. To the left off the hallway is a study or office space and a snug which overlooks the courtyard garden to one side and the pretty Hay Hill to another. Original fireplaces feature in several rooms. Further along the corridor on the half landing is the courtyard entrance, leading to a charming private retreat perfect for outdoor entertaining with mature borders and has its own independent access directly from the pedestrianised Hay Hill.

The stone staircase takes you on down to the basement and into the flagstone kitchen. It has a contemporary feel with a large central wooden island, painted cupboards and a gas range cooker sits within the original kitchen ovens. There is a good sized dining room with Bath stone fireplace to the rear of the house. This floor also houses a well-equipped utility room and ample under stair storage. The home boasts three historic vaults, including one spacious street-level vault that offers excellent potential as a private gym, wine cellar, or secure storage space with its naturally cool, dry conditions.t

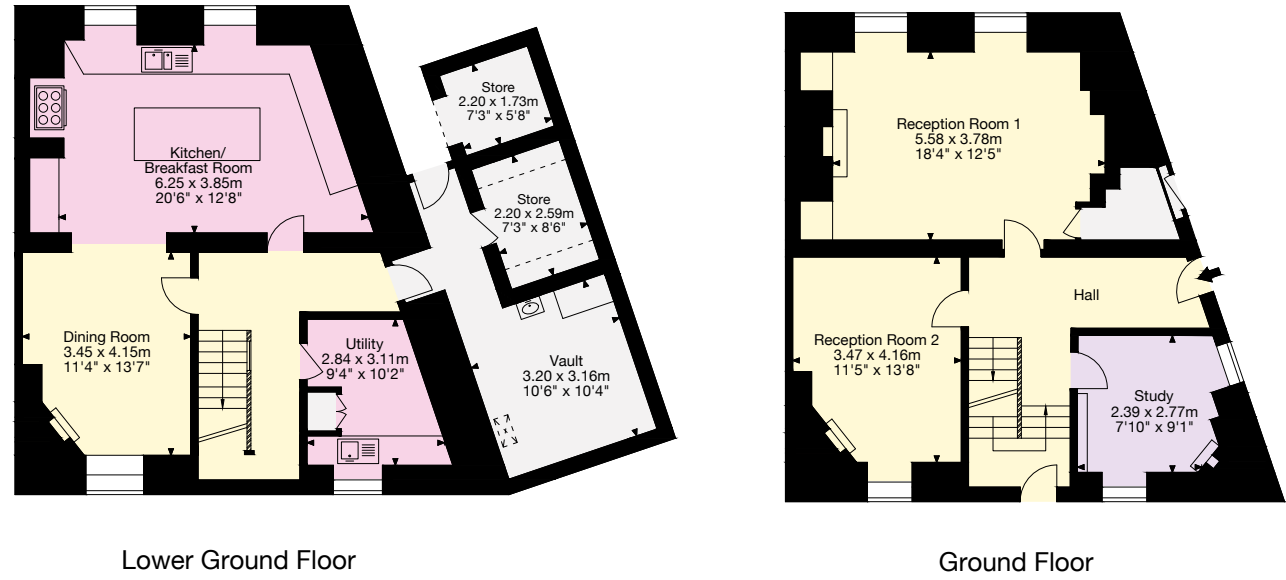
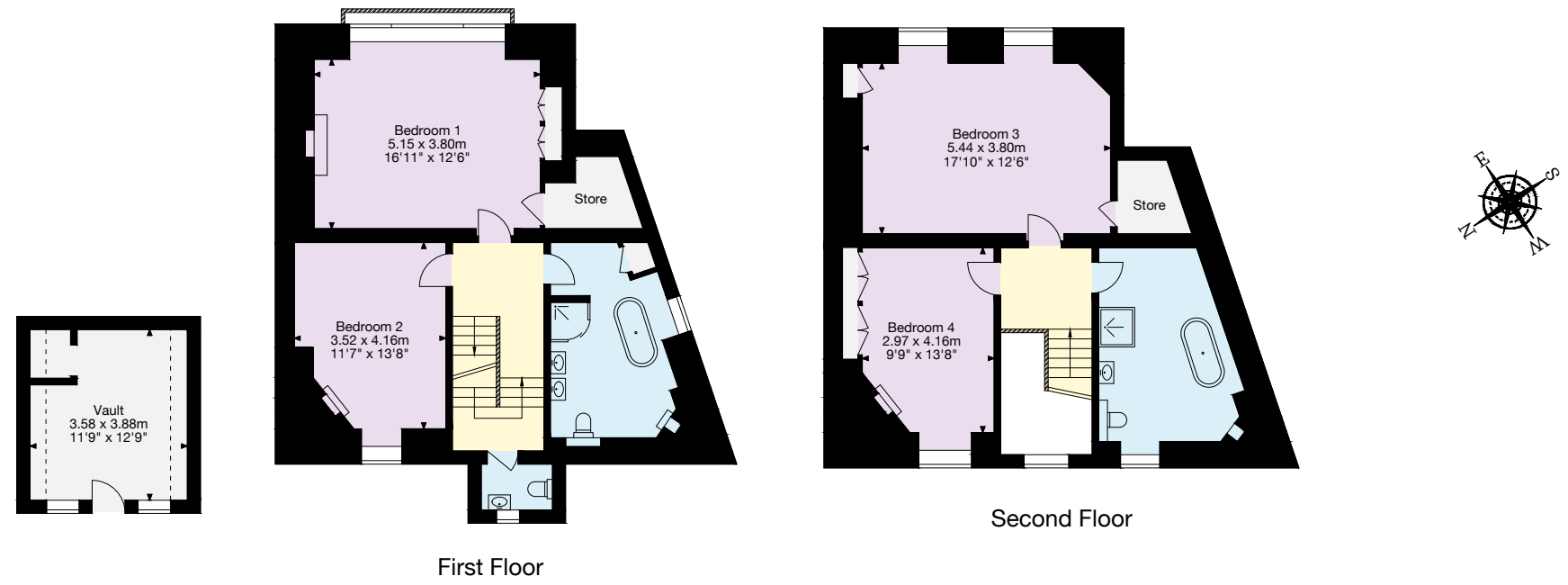
Moving upstairs onto the first half landing is a useful WC. The principal bedroom is at the top of the stairs. This has a wooden floor, sash windows, original shutters and a large walk-in cupboard. The second bedroom overlooks the courtyard, has lovely light, and pretty cornice work. There is a bath and shower room to provide for this floor which benefits from the additional architectural space.

The second floor has two further double bedrooms. The 3rd bedroom has large fitted cupboards and the opening to the loft space. This floor has another more modern family bath and shower room. Bedroom 4 has sash windows to the rear of the property overlooking the Bath skyline and rooftops.



GARDENS AND GROUNDS

The courtyard offers secluded outdoor space and is well maintained with pretty shrubs and climbing plants.



Gross Internal Area (Approx.)
 Total Area = 262 sq m / 2,820 sq ft
 Vaults = 38 sq m / 409 sq ft
 Total Area = 300 sq m / 3,229 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

We would be delighted
to tell you more.

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