



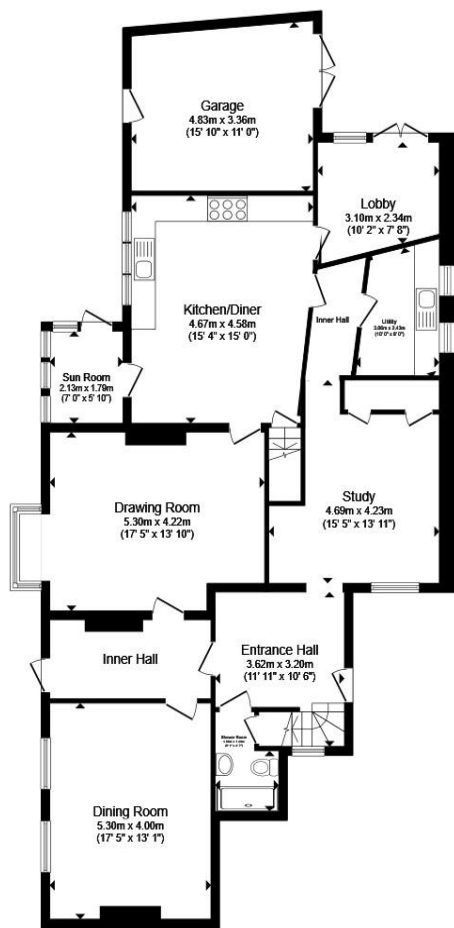
**“Dolphin House” Northend, Batheaston, Bath BA1 7EN.**

**welcome to**

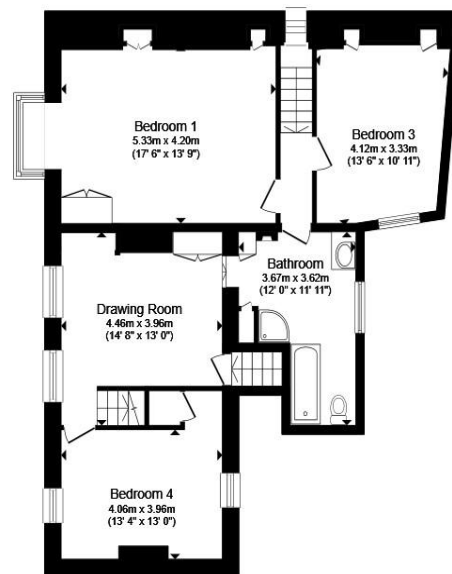
**Northend, Batheaston, Bath**

Allen & Harris Larkhall are thrilled to introduce this wonderful one off home. Beautiful Grade II Listed Georgian detached residence set in the tranquil village of Northend.

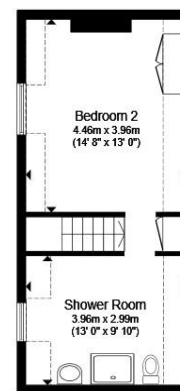




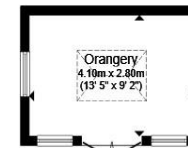
**Ground Floor**



**First Floor**



**Second Floor**



**Outbuilding**

**Total floor area 283.5 m<sup>2</sup> (3,052 sq.ft.) approx**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

Allen & Harris Larkhall are really very excited to bring to market this wonderful once in a lifetime opportunity to purchase a piece of Bath's history. "Dolphin House" is set in the very desirable village of Northend, with peaceful walks and countryside on the doorstep. The original sited house is believed to date back to 1690, over the years primarily in the Georgian era Dolphin House was born and the facade as we see it is heavily Georgian. A Wisteria canopy at the rear of the property really sets off the beautiful look of the building. The house sits in very nice grounds of circa 0.22 of an acre, which is fairly large, however manageable for the keen gardener. There is a detached "Orangerie" and "Folly" which all add to the charm and character, of property as a whole. The accommodation is laid out over three floors and is best approached via the superb entrance hall, with the original door pull bell, a particular favourite. There are four generous size bedrooms and four equally generous receptions, however the room layouts could provide five bedrooms and three reception rooms, if you are looking for additional bedrooms for guests. There is also a garage and driveway to the front of the property.

Overall we would strongly suggest that if you are interested in this wonderful home, a full tour would be the only way to appreciate all that Dolphin House has to offer the new owners, of which will love and cherish this home for years to come. Viewing is strictly by appointment.

welcome to

## Northend, Batheaston, Bath

- Beautiful Grade II Listed Georgian Detached Family Home
- Stunning Gardens With Superb Orangery & Folly In The Grounds
- Original House Dates Back To Circa 1690 & Improved In The Georgian Era
- Four Generous Size Bedrooms & Four Large Reception Rooms
- Period Features Throughout The Property

Tenure: Freehold EPC Rating: Exempt  
Council Tax Band: G

**£1,400,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/LAR105766](https://allenandharris.co.uk/Property/LAR105766)



Property Ref:  
LAR105766 - 0004

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allen & harris



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