



BATHEASTON HOUSE

Batheaston, BA1



ONE OF BATH'S FINEST VILLAGE HOUSES

An exceptional Grade II* listed Queen Anne country house commanding magnificent south-facing views, set within beautifully designed gardens and grounds of approximately 1.15 acres.

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In all approximately 1.15 acres.

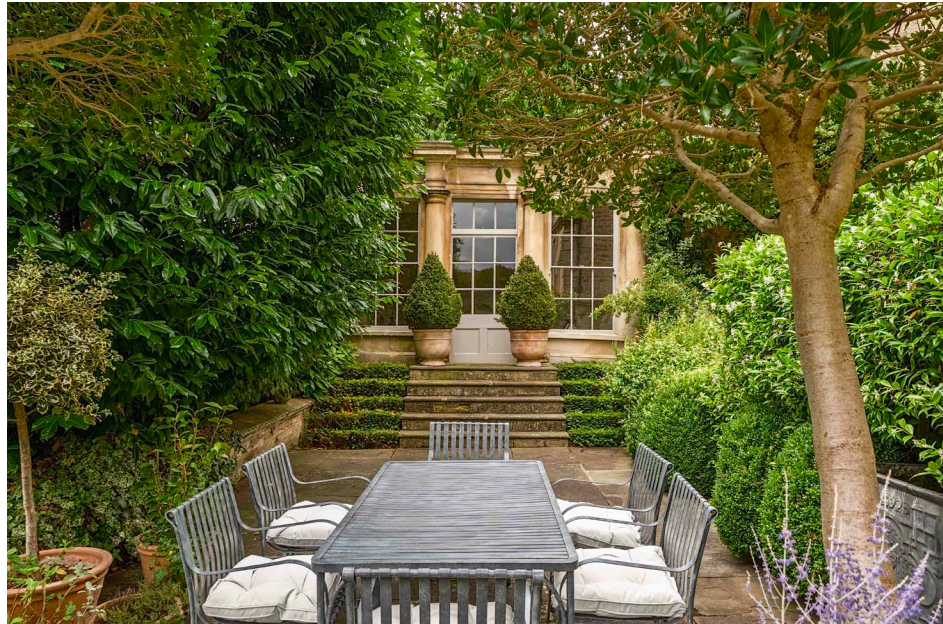
Services: We are advised that mains water, electricity, gas and drainage are connected to the property.

Local Authority: Bath & North East Somerset Council | Council Tax: Band H

what3words: ///inch.orchestra.monday

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

Viewings: Strictly by prior appointment with the agent Knight Frank LLP.



SITUATION

Batheaston is one of Bath's most sought-after villages, positioned just three miles east of the city centre and surrounded by beautiful countryside. The village offers an excellent range of day-to-day amenities including a primary school, doctor's surgery, pharmacy, post office, village shop, café and public house.

The UNESCO World Heritage City of Bath provides an outstanding selection of cultural, recreational and educational facilities. There is excellent schooling in both the state and independent sectors, while Bath Spa station provides regular services to London Paddington from approximately 75 minutes and the M4 motorway (Junction 18) affords convenient access to London, Bristol and the wider motorway network.





THE HOUSE

Batheaston House is one of the finest village houses on the eastern edge of Bath, occupying an elevated position above the River Avon and enjoying spectacular south-facing views across water meadows and rolling countryside beyond.

Dating from the early 18th century and listed Grade II*, the house is an outstanding example of Queen Anne architecture. Sympathetically restored and enhanced to an exceptional standard, it combines historic grandeur with the comforts and practicality required for modern living.

Behind its elegant stone façade lies almost 7,000 sq ft of beautifully balanced accommodation, where grand proportions, exquisite period detailing and remarkably light-filled interiors combine to create a house of immense character and warmth.





A central reception hall introduces a sequence of elegant principal rooms designed for both formal entertaining and family living. The drawing room and dining room are particularly impressive, enjoying excellent ceiling heights, fine panelling and tall sash windows overlooking the gardens. The garden room opens directly onto the terraces and courtyards, while a charming sitting room completes the principal reception accommodation.

At lower ground floor level lies the heart of the house; a beautifully crafted family kitchen centred around a substantial stone fireplace and complemented by a pantry, utility room, wine cellar and extensive ancillary accommodation. Both practical and atmospheric, it is a space equally suited to everyday family life and entertaining.

The bedroom accommodation is arranged over the upper floors and is both flexible and beautifully presented. The principal suite enjoys far-reaching views and is complemented by dressing rooms and luxurious bath and shower facilities. A further five bedrooms and additional bathrooms provide excellent family and guest accommodation.





GARDENS & GROUNDS

The gardens and grounds are among the property's most exceptional features. Beautifully landscaped and enclosed by mature planting and handsome stone walls, they have been designed as a series of outdoor rooms, including formal terraces, secluded courtyards, expansive lawns and a productive kitchen garden with greenhouse and potting shed. Mature specimen trees, topiary and richly planted borders provide year-round interest and create a magnificent setting for the house.

The elevated south facing position affords wonderful views across the Avon Valley and surrounding countryside. A detached coach house provides garaging together with a self contained one-bedroom annexe, offering excellent flexibility for guests, home working or ancillary accommodation. A private cobbled courtyard provides extensive parking behind electric gates.



Batheaston House

Batheaston, Somerset

Gross Internal Area (Approx.)
Main House (Excl. Courtyard) = 511 sq m / 5,500 sq ft
Garage = 64 sq m / 688 sq ft
Outbuildings = 74 sq m / 796 sq ft
Total Area = 649 sq m / 6,984 sq ft



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