



Upper East Hayes, Bath



A stylishly refurbished Grade II listed Georgian house with gardens, garage/workshop and two annexes.

Summary of accommodation

Main House

Basement floor Lower hall | Vaulted storage rooms | Bedroom | Kitchen | Dining room
Shower room

Ground floor Kitchen | Dining room | Utility | Store room | Study | Living room
Entrance hall | Hall | Bootroom | WC

First floor Three bedroom suites

Second floor Four bedrooms | Shower room

Annexe Kitchen | Dining/living/reception room | Two bedrooms | Shower room

Outside Courtyard | Garden | Tool shed | Garage/workshop | Drive/parking

Distances

M4 (J17 or 18) 10 miles, Central Bath 1 mile, Bath Spa Railway Station 2 miles
(All distances are approximate).





Situation

Located on Bath's highly desirable northern slopes, Upper East Hayes is in an elevated position set between London Road and Camden Road, both of which have abundant local amenities including a supermarket, pub, pharmacy and doctors' surgery. Larkhall village 'high street' is a short walk away, and has a good selection of shops, pubs, a cafe, a local theatre, community hall and schools for all ages. The city centre is a short downhill walk where there are a diverse range of restaurants, shops and cultural facilities including the Thermae Bath Spa, the Theatre Royal and the Roman Baths. Bath has an excellent range of private and state schools, catering for all age groups, which include King Edwards, Kingswood and The Royal High; all are within easy reach. Bath has a mainline rail link to London Paddington and Bristol Temple Meads from Bath Spa.



The House

Designed by local architect Thomas Jelly and built in 1785, this fine Grade II listed detached Georgian villa has been substantially, and stylishly, upgraded. The main house is over four floors, the generous proportions of this property allowing the primary living spaces to be accommodated on the ground floor. At the heart of this home, the kitchen has a large Aga range on one side, opposite fitted kitchen units and a central island. Two large windows allow light to flood in from one side and from the dining room's three large south facing bay windows.

Views from here and from the living room are across the garden to the hills on the south of Bath; the elevated position is very pleasing. Adjoining the kitchen, a well-equipped utility, pantry and store offer practical spaces that are tucked away - as does the study with a built-in desktop running the full length of the room.

Both the dining room and living room have triple bay windows, wood burners in attractive period fireplaces and details such as window shutters, cornicing and ceiling roses. Behind the staircase, there's a boot room, WC and an inner hall with rear door that opens onto the enclosed courtyard (and external access to the two annexes).

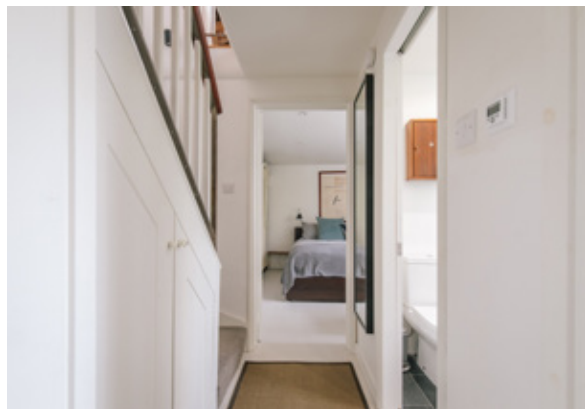
On the first floor, each of the bedrooms has its own dressing room or walk-in wardrobe and bath/shower room. Two bedrooms have bay windows with views across Bath to the hills beyond. Floors are wooden boards - as with most of the house - with carpet on the stairs and tiles in some bathrooms. All plumbing and electrics have been replaced in the past 10 years. Fixtures and fittings have been carefully and empathetically chosen to enhance the historical details of this handsome home, including the two annexes which are currently let as airbnb rentals.

The Annexes

There are currently two separate short term rental accomodation spaces within the propety, available on Airbnb as 'Downstairs Apartment Walcot' and 'Brew House'.

The Brew House is a recently converted ancillary building detached from the main house (built to supply beer to the main house). There are two bedrooms and a shower room on the ground floor and a kitchen/dining/living room on the first, with high ceilings, exposed oak beams and an original, oversized fireplace.





The main house separate accommodation has two access points one via the courtyard and via the external staircase and the second of the lower hall in the basement. The one-bedroom apartment has flagstone flooring, modern kitchen and shower room. It is light and airy thanks to its clever interior design and its dual aspect windows.

Gardens and Grounds

The house is approached via its own access road, onto a gated driveway where there is space for several cars. Built three years’ ago, an oak-clad garage is accessed via its bi-fold doors; inside, there’s space for three cars, storage and a workshop. Steps up the side of the garage lead to the garden. A path leads up to the front of the house, through the centre of a lawn, flanked with a Magnolia Grandiflora tree on one side, and a Robinia pseudoacacia tree on the other. The roof of the substantial garage forms a garden terrace with a mix of paving, grass and wooden decked areas its elevated position offering expansive views across both city and countryside. At the rear, there’s a private, enclosed courtyard.

Property Information

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

Local Authority: Bath and North East Somerset - 01225 477000

Tenure: Freehold.

Council Tax: Band G

Guide Price: ??

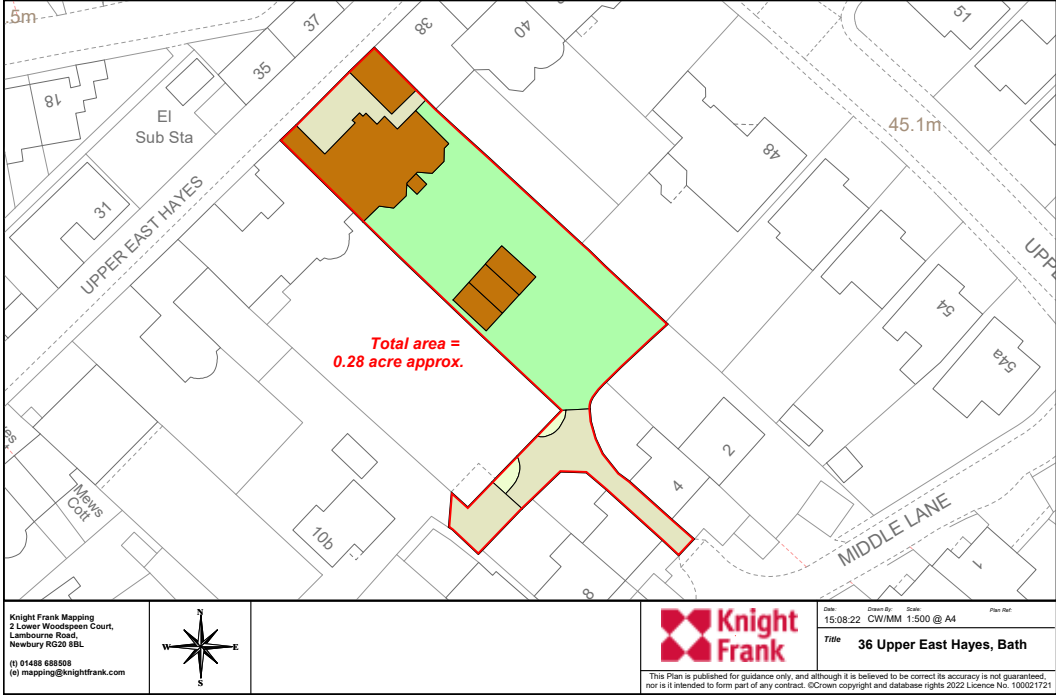
EPC: ?

Directions (Postcode BA1 6LP)

Head west on Queen Square towards Princes St, turn right to stay on Queens Square/A4 and right again around the square. Turn left onto Gay Street then right into George Street. Follow the A4 straight. Turn left into Upper East Hayes and follow the road around to the right, and right again, onto Middle Lane (BA1 6LS). Halfway down Middle Lane, turn right into the access road - the wooden driveway gates to number 36 Upper Hayes are on the right.

Viewing

Strictly by prior appointment with the Knight Frank, LLP.



Approximate Gross Internal Floor Area

Main House = 524 sq m / 5,640 sq ft

Annexe = 50 sq m / 538 sq ft

Garage = 67 sq m / 719 sq ft

Shed = 6 sq m / 64 sq ft

Total Area = 647 sq m / 6,961 sq ft

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.



Knight Frank Bath

4 Wood Street

Queen Square, Bath

BA1 2JQ

[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

Sam Daniels

01225 325992

sam.daniels@knightfrank.com



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. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventory. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated August 2022. Photographs and videos dated August 2022.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.