



Batheaston House, Bath





An outstanding Queen Anne Grade II* listed village house with **breathtaking views** across the River Avon.

Summary of accommodation

Lower Ground Floor: Kitchen | Vaulted dining room | Pantry | Larder | Cloakroom | Utility room/laundry | Wine cellar | Plant room

Ground Floor: Entrance hall | Drawing room | Morning room | Library/dining room | Garden room | Second kitchen and bar | Cloakroom

First Floor: Principal bedroom with en suite WC | Dressing room/bedroom 2 | Bathroom | Shower room | Bedroom 3

Second Floor: Guest bedroom with en suite bathroom | Two further bedrooms | Family bathroom

Outside: Formal gardens | Woodland | Kitchen and cut flower garden | Orangery | Greenhouse and potting shed | Ice House | Coach house with garaging and one bedroom annexe/office
Private parking | Garden store and workshop | Wood store | Two wells

In all about 1.15 acres

Distances

Bath City Centre 3 miles, Bath Spa Station (London Paddington - 75 minutes), M4 (Junction 18) 10 miles, Chippenham 11.5 miles, Bristol 18 miles

(All distances and times are approximate)



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Situation

Batheaston House occupies a sheltered position within the village of Batheaston and enjoys superb south facing views across the garden, the River Avon, water meadows and countryside beyond. Batheaston is a sought-after village which offers a range of amenities including a well regarded Primary School, a post office, pharmacy, doctor's surgery, vet, shopping facilities, café and public house.

The City of Bath is a World Heritage Site famed for its Georgian architecture and Roman history. It is a cultural hub in the region and boasts several renowned venues including the Bath Abbey, Theatre Royal and the Assembly Rooms among others. It offers a wealth of cultural, business, and recreational facilities including Lucknam Park Hotel's Spa and Gym, which is a short distance away in Colerne.

For educational purposes there are superb schools in both the state and private sectors as well as two universities. Schooling includes Batheaston, Bathampton and Bathford primary schools, Prior Park, Monkton Combe, King Edwards, The Royal High School for Girls and Kingswood in Bath. Further afield are Downside, Marlborough, Millfield, Stonar and St Mary's Calne.





There are local golf courses at Landsdown, Kingsdown and Bowood, and rugby clubs and county cricket can be found at Bath, Bristol, Gloucester and Taunton.

The communication links are excellent with a mainline railway to London Paddington from Bath Spa and Chippenham. There is easy access to the M4 motorway at Junctions 17 and 18 for the Midlands, Southwest, London, Wales and the Southeast. Bristol Airport also offers domestic and international flights.

History

There has been a house on the present site since the early C16th. By the mid-1500's there was an Elizabethan 'hall house' which formed part of the estate of Sir John Harrington, the godson of Elizabeth I, a poet and inventor of the flushing water closet. Henry Blanchard, a wealthy clothier, acquired the house in 1580 and his descendants owned the house until 1921. By the reign of Queen Anne, Henry Walters (Henry Blanchard's son-in-law) had decided he needed a larger, more fashionable house befitting his rank. In 1712 he replaced the Tudor house with the house we see today, retaining the Tudor basement. Henry's son built the Orangery and a coach house to house his 'coach and four'.



Relatively little has changed to the exterior of Batheaston House since 1712, whilst inside it retains a wealth of intriguing historical features, including a rare Tudor charcoal cooking stove, door marks to ward off evil spirits, a secret Georgian drawer safe, graffiti from 1636 and an internal functioning well.

The property

Batheaston House is a fine Grade II* listed Queen Anne house meticulously restored in 2015 by the owners and architect Peter Fell of Watson, Bertram, & Fell creating a truly exceptional home.

The stylish interior of this iconic house is filled with outstanding historic features, excellent ceiling heights and wonderful natural light. The painstaking and sensitive restoration has resulted in a delightful residence that combines cosy grandeur with a discerning eye for modern living. There are handsome fireplaces, panelling and cornices, delicate ceiling mouldings, elegant tall sash windows all with working shutters and a magnificent staircase.

Leading from the entrance hall the ground floor comprises four beautiful reception rooms; a south-facing drawing room with direct access to the garden terrace, a morning room, an impressive dining room with bespoke Breccia Medicea marble fireplace by Jamb, and a garden room complete with a secret kitchen/bar accessed behind sliding book cabinets and full height French doors to the west courtyard dining area.

The blue lias flagstone Tudor basement has undergone an extensive and sympathetic renovation which today provides underfloor heating throughout. The superb kitchen with its huge working stone fireplace and vintage Elekrit AGA, are complemented by a pantry, larder, stone-vaulted dining room, utility room, cloakroom, wine cellar and plant room. The hand-built, bespoke cabinetry throughout is solid tulip wood with limed oak interiors, while appliances are all either Miele or Neff.

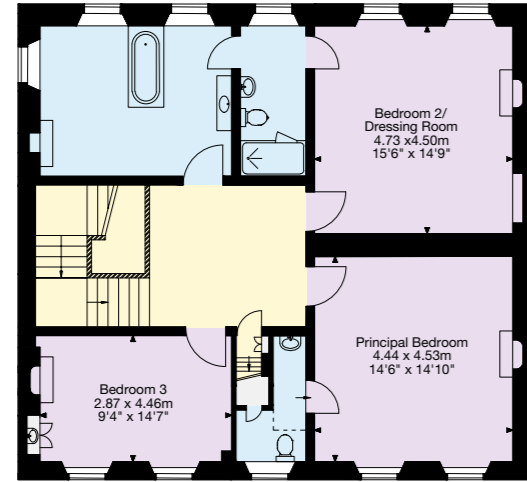
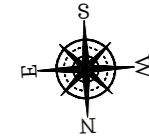
The attention to detail continues on the first floor, where all rooms are panelled, providing a principal bedroom with en suite WC, two dressing rooms/bedrooms, a dual aspect bathroom and adjoining shower room. The second floor's stylish guest accommodation features three double bedrooms and two bathrooms (one en suite).



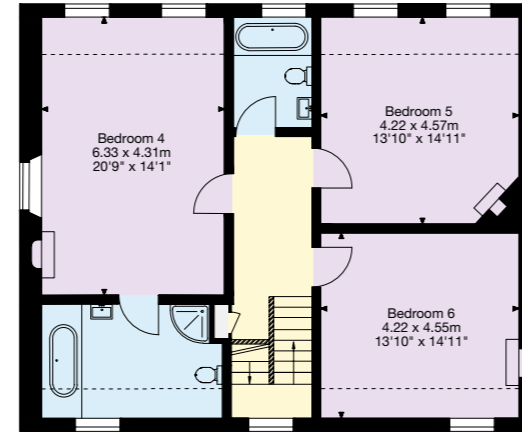
Batheaston House

Approximate Gross Internal Floor Area
Main House = 511 sq m/5,500 sq ft
(Excl. Courtyard)

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.

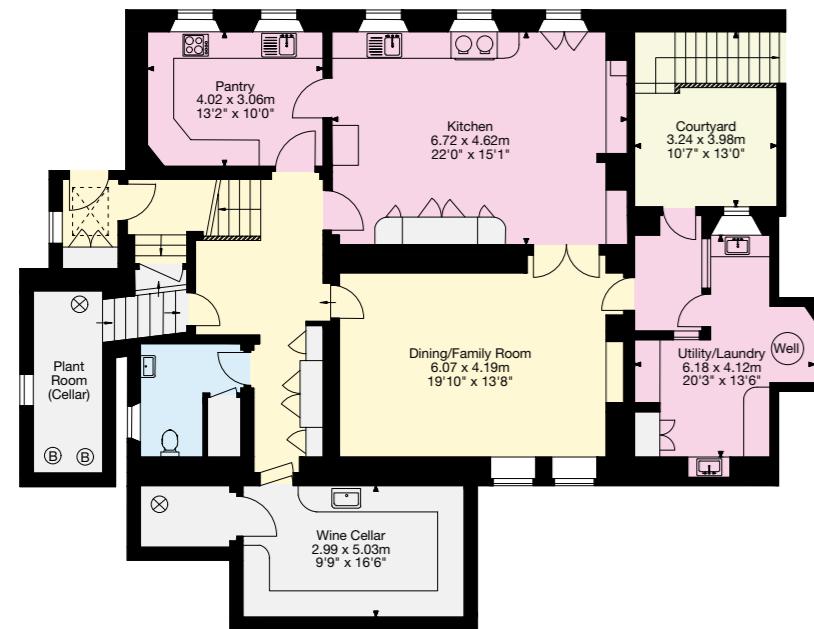


First Floor

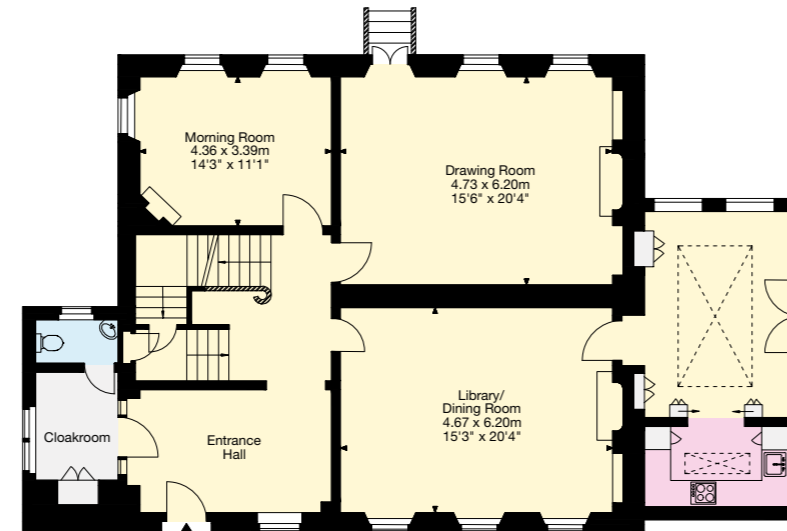


Second Floor

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Lower Ground Floor



Ground Floor



Gardens, grounds and outbuildings

The immaculate gardens and grounds at Batheaston House have been thoughtfully designed to complement the house perfectly. Hidden behind a 4m dressed stone wall the north courtyard with fountain and elevated Bay hedge adjoins the Yew spiral topiary of the west courtyard, while the house's wide stone south terrace is ideal for entertaining, with its charming stone orangery, wonderful views across the rural landscape and stone steps leading down to the garden.

There is impeccable planting throughout, rich and colourful borders, many mature specimen trees, abundant topiary and a large lawn. The bay-hedged kitchen/cut flower garden features raised borders and a bespoke Alitex greenhouse as well as a large custom-built potting shed. Benefitting from Riparian rights and a river water pump, elsewhere the gardens also contain a workshop, ice-house, log store, shed and undercroft, as well as tanks containing 15,000L of stored rainwater connected to the two onsite wells. The coach house is situated next to the private cobbled parking area within the main electric gates, and provides garaging and a one bedroom annexe/home office on the first floor.





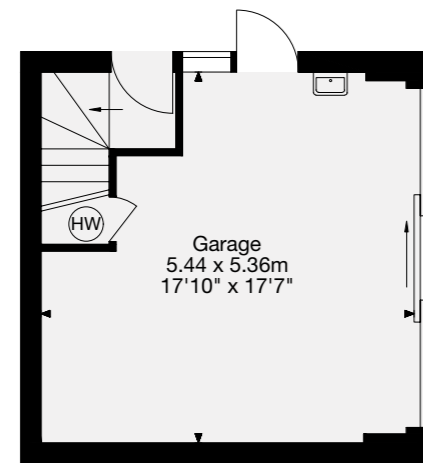
Outbuildings

Approximate Gross Internal Floor Area

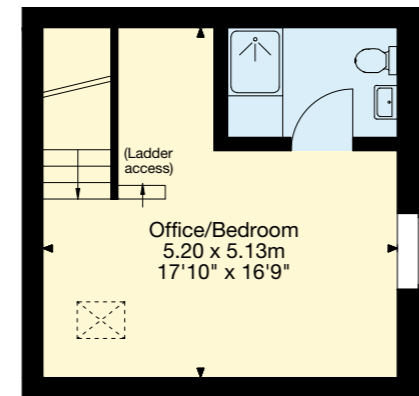
Garage = 64 sq m/688 sq ft

Outbuildings = 74 sq m/796 sq ft

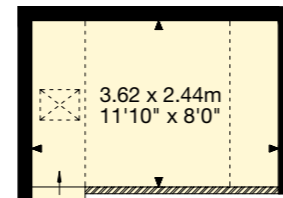
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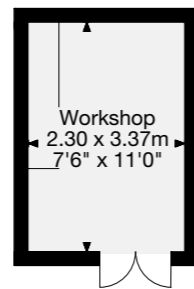
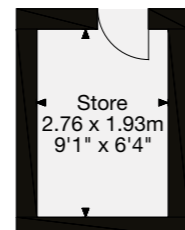
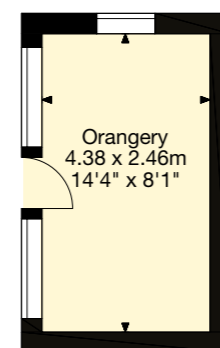
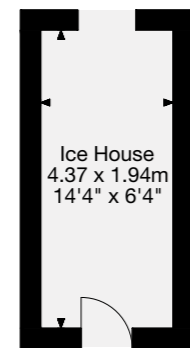
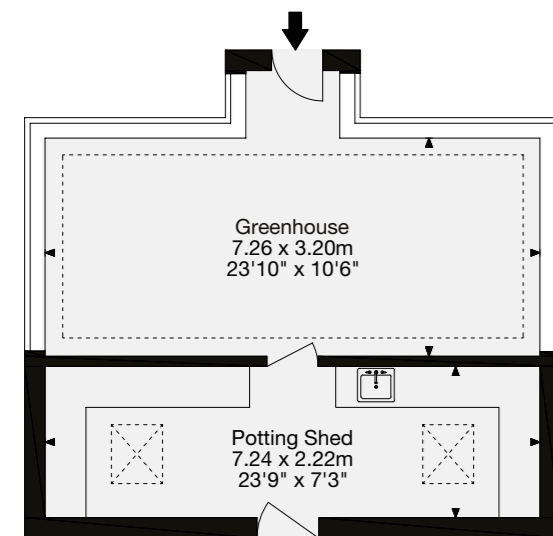
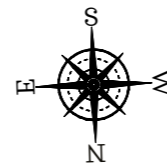
Garage Ground Floor



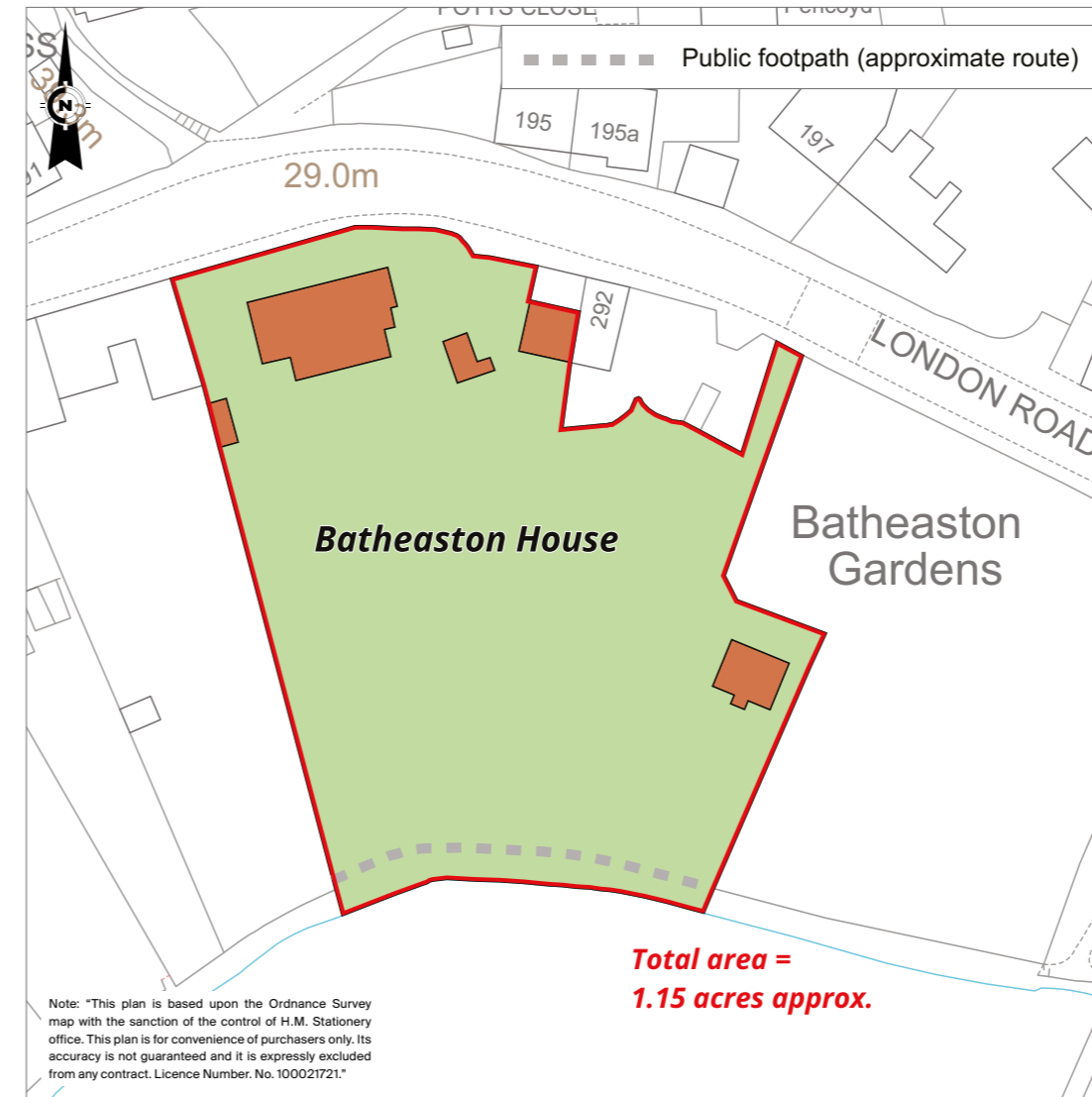
Garage First Floor



Garage Mezzanine



Outbuildings



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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Services

Mains water, electricity, gas and drainage.

Directions

What3Words: ///letter.oldest.length

Property information

Tenure: Freehold

Local Authority: Bath and North East Somerset. www.bathnes.gov.uk

Council Tax: Band H



