



TASBURGH HOUSE - BATH



TASBURG HOUSE WARMINSTER ROAD BATH BA2 6SH

A substantial and versatile late victorian house in sloping grounds of about half an acre with excellent views; well proportioned accommodation and scope for generous annexe-type space on the garden floor.

- Late Victorian House in Lovely Grounds
- Six/seven Bedrooms, four Bathrooms
- Five Reception Rooms
- c.7000ft²
- Well Proportioned Accommodation
- Scope for Annexe-type Space
- Stunning Views
- Just Over One Mile from City Centre
- Landscaped, Terraced Gardens



SITUATION

Located on the eastern side of the Georgian city of Bath, there are excellent views across the valley to Solsbury Hill, the site of an Iron Age hill fort which is within the Cotswolds Area of Outstanding Natural Beauty.

Bath enjoys International renown and is Designated a Unesco World Heritage Site. The city provides excellent leisure, cultural and sporting opportunities including its popular Theatre Royal and premiership rugby club. Bath has an excellent range of schools with the most notable being Prior Park, Monkton Combe, King Edwards, The Royal High School (girls) and Kingswood. The city has two universities.

The nearby village of Bathampton provides both Bathampton Mill and The George Public Houses. The M4 motorway is 10 miles north of the city (junction 18); Bath Spa mainline station to London Paddington is about 75 minutes and Bristol. Temple Meads about 15 minutes.

DESCRIPTION

An outstanding property, Tasburgh House is arranged as an excellent family home offering extensive and flexible accommodation over four floors with views of Bath and across the River Avon Valley to Solsbury Hill. It is a fine example of late Victorian architecture with large sash windows beneath tile hung gables, and, unusually for Bath, built using red Norfolk brick. Constructed in 1891 by Mr John Berryman, photographer to Queen Victoria, it has been used more recently as a small hotel before being purchased by the present owners and returned to a single family dwelling house. The building is not listed and is situated adjacent to (but not within) the Bathampton Conservation Area.

The ground floor provides spacious and elegant reception rooms for entertaining off the reception hall, with the large rear reception/family room offering outstanding views across the Avon Valley. Similar views can be obtained from the Terrace on the eastern side of the property or from the balcony accessed from the rear reception/family room.

The first floor contains four bedrooms with ensuite bathrooms with a further small bedroom/study. The second floor has three bedrooms with ensuite bathrooms and another room which can be used either as a games room or as a bedroom.

The lower ground floor can be accessed either internally or externally and includes three rooms with ensuite bathrooms plus a utility room, plant room, office and access to the garden beyond; it has the potential to be used as a separate flat/granny flat.

A spacious gravel parking area with a double detached garage is situated in front of the house and can accommodate ample parking. Access to Warminster Road is via a private shared drive.

The rear garden has been terraced and landscaped with pleached trees, large stone terraces taking in the views, a decorative ornamental water feature and steps down to a lower lawn.



FLOOR PLANS



GENERAL INFORMATION

Services - All mains services are connected to the property

Tenure - Freehold

Energy Rating - EPC rating is D

Council Tax Band - H (TBC)

AGENTS NOTE - In accordance with the Estate Agents Act we must advise you that the vendors include a Director of Strakers

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Bath Office

35 Brock Street, Bath BA1 2LN

T: 01225 333332 E: bath@cobbfarr.com

cobbfarr.com

Bradford on Avon Office

37 Market Street, Bradford on Avon BA15 1LJ

T: 01225 866111 E: bradfordonavon@cobbfarr.com

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