



HARTINGTON VILLA

BATH

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HARTINGTON VILLA

141 WELLS ROAD

BATH

BA2 3AL

A 3/4 bedroom maisonette with a beautiful garden, enjoying magnificent westerly views, private garaging and driveway parking, superbly located on Bath's southern slopes and within easy walking distance of Bath city centre.

- 3/4 double bedrooms
- 2 en-suite bathrooms and Family Wet Room
- Formal drawing room
- Study and/or Guest bedroom
- Large well-appointed kitchen/dining/family room
- Generous west facing well-manicured gardens
- Sheltered sun terrace
- Off Road Parking for several vehicles and 2 garages
- Easy walking distance of Bath city centre and excellent local amenities
- No onward chain





SITUATION

Hartington Villa is positioned on Bath's sought after lower southern slopes, conveniently placed for quick access into Bath city centre and Bath Spa Station. The excellent local amenities on nearby Bear Flat are within 5 minutes walk and include a national chain super market, an Italian delicatessen, a gastro pub, a highly respected award winning restaurant, gymnasium and convenience store. Beautiful walks can be enjoyed at Alexandra Park, on nearby National Trust Land and along the Avon and Kennet Canal while access to the Twin Tunnel cycle project is nearby.

The UNESCO World Heritage City of Bath offers a wonderful assortment of chain and independent retail outlets, fine restaurants, cafes and wine bars along with a number of well-respected cultural activities which include a world famous international music and literary festival, the attractions at The Roman Baths and Pump Rooms and an array of art galleries and museums.

A number of excellent state and independent schools within easy reach of Hartington Villa, which include Beechen Cliff and Hayesfield School and Ralph Allen and Monkton Combe Schools. The Paragon and Prior Park College are also easily accessible.

Communications include a direct line train to London Paddington, Bristol and South Wales from Bath Spa Railway Station. The M4 Motorway, Junction 18 is 10 miles to the north and Bristol Airport is 18 miles to the west. There is a bus stop nearby with a regular bus service into the city centre.





DESCRIPTION

Hartington Villa is a handsome bay fronted semi-detached Victorian villa of grand proportions, having been sympathetically divided into a splendid 3/4-bedroom maisonette that occupies the majority share of the property, and a first-floor apartment which enjoys independent access.

The maisonette offers beautifully appointed, immaculately presented accommodation which retains a wealth of period detail and is arranged over the ground and lower ground floors. This impressive property is approached either formally to the front via the gardens and a pretty paved pathway or to the rear, or via level access directly into the large kitchen / dining and family room.

The ground floor accommodation comprises a spacious bay fronted drawing room to the front overlooking the gardens and enjoying a beautiful westerly aspect with stunning panoramic views. To the rear there is a large well-appointed double bedroom with a pretty bay window and a spacious and light en-suite bath and shower room. In addition, there is a 4th bedroom, currently used as a study, along with a particularly spacious, well-equipped kitchen, dining and family room which conveniently leads directly onto the rear parking area and a sheltered decked terrace for summer dining and socialising.

The lower ground floor has 2 further generous double bedrooms, one with a pretty en-suite shower room along with a separate family wet room. The bedroom to the rear enjoys independent access via stone steps that lead down from the sun terrace at the rear. In addition, there is plenty of understairs storage and a good-sized hallway that could easily accommodate a small kitchenette if required.

Beautifully manicured, well stocked, mature gardens wrap around the front and side of the property. To the rear, the property is approached via a driveway where there is plenty of off-street parking and 2 single garages.



ACCOMMODATION

GROUND FLOOR

Entrance Lobby - With recessed coir matting, carpet, built in cupboard housing the utilities with courtesy shelf, wall mounted coat hooks, intricate period detailing and cornicing, central ceiling light, radiator, wall mounted alarm system, window to front aspect and part glazed door to formal entrance hall.

Entrance Hall - With fitted carpet, radiator with deco panel, stairs to lower ground floor, intricate period cornicing detail, central ceiling light, wall mounted lighting and window to front aspect.

Drawing Room - With exposed original floorboards, bay window with 3 full height floor to ceiling sash windows fitted with plantation shutters, intricate period cornicing detail, picture rail, detailed paneling, central ceiling rose, period fireplace and surround with natural stone hearth, 2 recessed bespoke cupboards and floating shelves to either side and radiator.

Master Bedroom - With fitted carpet, period fireplace and surround, ceramic tiled hearth, built in wall to wall wardrobes, full height bay window with 3 floor to ceiling sash windows with fitted plantation shutters, picture rail, intricate period cornicing detail and mirrored concealed door to en-suite bathroom.

En-Suite Bathroom - With wooden effect flooring, large fully tiled and glazed shower unit with hand held and rain shower, oval basin set into drawer and cupboard vanity unit with marble surface, stainless steel mixer tap and mirror, large feature bath with hand held shower attachment, 2 large floor to ceiling ladder effect heated towel rails, pedestal toilet, 2 floating shelves, recessed ceiling spotlights, extractor fan and Velux window.

Bedroom 4/ Study - With fitted carpet, period fireplace and surround with tiled hearth, 2 recesses to either side, radiator with deco panel, large sash window to rear aspect, intricate period cornicing detail, central ceiling light and wall mounted lighting.

Internal Hallway - With fitted carpet which leads through to the large kitchen/dining and family room.

Kitchen/Dining/Family Room - Natural stone flooring with under floor heating, a comprehensive range of Shaker style units with granite worksurfaces, large Fisher & Paykel integrated fridge/freezer, further wine fridge, double electric oven and 5 ring induction hob, stainless steel splashback and extractor over, 1½ bowl stainless steel sink and drainer, insinkerator, swan neck mixer tap, 3 Velux windows, recessed ceiling

spotlights, 2 casement windows to rear aspect, radiator, wall mounted alarm system, integrated appliances to include Siemens dishwasher, Samsung washing machine and Siemens tumble dryer, recessed ceiling speakers and glazed doors to rear aspect and parking.

Stairs with fitted carpet and courtesy lighting lead down to the lower ground floor hallway.

Lower Ground Floor

Hallway - With fitted carpet, radiator with deco panel, wall mounted cupboard housing the utilities and large understairs storage area.

Bedroom 2 - With fitted carpet, radiator with deco panel, bay window with 3 double glazed casement windows to front aspect, fitted cupboard and recessed ceiling spotlights.

Family Wet Room - With natural stone flooring, natural stone tiled walls, concealed cistern WC, large feature basin set into cupboard vanity unit, wall mounted medicine cabinet, ladder effect heated towel rail, large wet room area with rain shower and handheld shower, feature shelving, casement window to side aspect, recessed ceiling spotlights.

Bedroom 3 - With fitted carpet, radiator, double glazed window to rear aspect, concealed door which leads to boiler cupboard, rear steps and sun terrace, recessed ceiling spotlights and concertina door to en-suite shower room.

En-Suite Shower Room - With natural stone flooring, natural stone tiled walls, concealed cistern WC, large feature basin set into cupboard vanity unit, wall mounted medicine cabinet, ladder effect heated towel rail, large wet room area with rain shower and handheld shower, feature shelving, casement window to side aspect, recessed ceiling spotlights.

External Cupboard - Housing the combination boiler.

Externally

To the front there are beautifully manicured, well stocked mature gardens which enjoy outstanding westerly views. The large garden features a sweeping lawn with trees and shrubs - a wonderful space for children to play. There is gated pedestrian access to the front and a path with steps that lead up to the front Portico.

To the rear there is driveway parking for several cars, along with 2 private garages and a pretty decked, sheltered sun terrace with steps that lead down to bedroom 3 and an external outhouse which houses the combination boiler.

Hartington Villa, 141 Wells Road, Bath, BA2 3AL

Approximate Gross Internal Area = 199.55 sq m / 2148 sq ft

FLOOR PLANS



GENERAL INFORMATION

Services: All mains connected

Heating: Gas fired central heating

Tenure: Freehold (with a 999 year lease granted to the first floor apartment along with rights of access)

Council Tax Band: D

These plans are prepared in accordance with the guidelines as set out by the RICS Code of Measuring Practice. Whilst every attempt has been made to ensure accuracy, all measurements should be treated as approximate and as such are for illustrative purposes only. Not to Scale. Photography | Drone | Video Tours | Floor Plans | Energy Performance Certificates | Design | Print | www.roomcpm.com | © Room - Creative Property Marketing Ltd 2025

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