



# 5 HENRIETTA VILLAS

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BATH

**COBB  
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# 5 HENRIETTA VILLAS

HENRIETTA ROAD

BATH

BA2 6LX

An exquisite, Italianate-style villa set in one of the most desirable quiet locations within Bath, just a few minutes level walk from the city centre and also boasting a separate coach house annexe and garage.

- 4 bedrooms
- Semi Detached Villa
- Grade II Listed
- En-suite facilities
- Separate 1 bedroom coach house
- Idyllic central location
- Generous courtyard garden
- Garage









## SITUATION

Number 5 Henrietta Villas is simply a beautiful home. Set to 4 storeys it offers exceptionally well-presented accommodation in the quietest of city locations with green views to the front and the elevated Georgian backdrop to the rear.

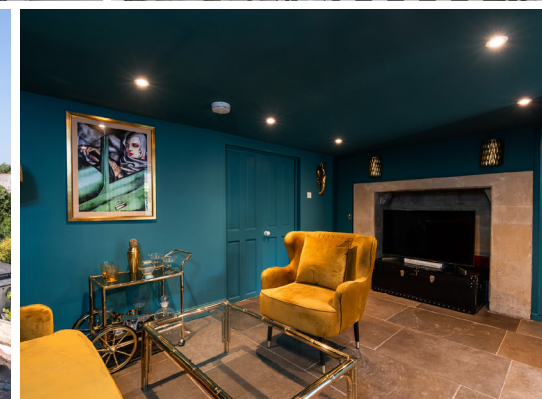
The ground floor accommodation begins with a welcoming hall and elegant staircase rising to the upper levels and doors leading to the front aspect sitting room overlooking Henrietta Park and the opening via wedding doors to the dining room. This level of the house is elevated from the street therefore giving a marvellous view of the park from a central and large sash window. The dining room has a cute terrace taking in the westerly sun and in turn leads to the well-appointed and designed kitchen, ideal for entertaining guests being attached to the two previous rooms with views overlooking the beautiful private garden.

The first floor is totally occupied by the main bedroom suite with a sumptuous ensuite, walk-in wardrobe and a landing that would be an ideal spot for reading and watching life in the park.

Upstairs again and there are two further generous bedrooms, the main family bathroom and a separate cloakroom.

The lower ground floor has another cloakroom, front aspect bedroom with ensuite, TV/snug room, 2 studies and a utility room leading out to the courtyard and to the coach house beyond.

The Coach House has separate access from the lane behind, through the attached garage and into the open plan living/room kitchen which boasts a huge window looking back at the main house. Upstairs there is an eaves bedroom and excellent shower room. There is additional access from the private gate at the front of the house and through the garden.









## DESCRIPTION

Henrietta Villas comprises several handsome detached and semi-detached early Victorian, Italianate villas dating back to 1849 and forming part of Henrietta Road which is well placed within a short level walk of Bath city centre and yet in a quiet tucked away position, just off Laura Place and opposite Henrietta Park.

The UNESCO World Heritage city of Bath is on the doorstep and offers a wonderful array of chain and independent shopping outlets, fine restaurants, cafes and wine bars along with many cultural activities which include a well-respected music and literary festival, some wonderful museums and art galleries and a number of pre-London shows at The Theatre Royal.

World class sporting facilities are available at the nearby Bath Rugby and Cricket Clubs along with Olympic standard facilities at Bath University Campus.

Communications include a direct line to London Paddington, Bristol and South Wales from Bath Spa Railway Station. The M4 Motorway junction 18 is approximately 8 miles to the north and Bristol Airport is 18 miles to the west.





# ACCOMMODATION

## GROUND FLOOR

### Front Porch

With arched recess hanging space for coats and boots, alarm panel and glazed inner door to the main hallway.

### Hallway

With elegant staircase rising and turns to the first-floor landing. Ornate tiled flooring, double panelled radiators, doors lead to the dining and drawing room, dado rail recessed shelving for books, side porthole window and stairs descending to the lower ground floor.

### Drawing Room

With floor to ceiling 12 pane original sash window with working shutters, deep reveals, decorative cornicing, picture rail, substantial marble fireplace with inset gas flame effect fire, oak flooring, slate hearth and marble surround and mantle, marble topped cupboards either side into the recesses, wall lights, downlights, engineered wood flooring and double wedding doors to the dining room.

### Dining Room

With downlighting, central ceiling rose, lovely fireplace with marble surround and slate hearth, cupboards with built in shelving to either side, double panelled radiator, open doorway through to the kitchen and glazed French windows which lead out onto the ground floor elevated terrace.

### Kitchen

With semi vaulted ceiling, there are five windows to rear aspect overlooking the quiet rear garden and coach house, matching range of base level units, granite work surface, upstand and splashback, built-in Frankie sink with scored drainer, Britta mixer tap with drinking water feed, central island with matching granite worksurface, bespoke style radiator, built-in microwave oven, space for double width Range Master style oven, built-in Bosch dishwasher, space and plumbing for American style fridge/freezer, slate tiled flooring and built-in recycling station.

Stairs rising to first floor with generous rear aspect Georgian sash window on the half landing.

## FIRST FLOOR

### Landing

With front aspect original sash window and double panelled radiator.

### Bedroom 1

With lovely decorative cornice and ceiling frieze, picture rail, front aspect near floor to ceiling 15 pane original sash window with Georgina shutters, 2 tall bespoke radiator, broadleaf herringbone oak flooring and door which leads through to the en-suite bathroom.

### En-Suite Bathroom

With underfloor heating, wall hung WC with concealed cistern, wash hand basin set on marble plinth with triple vanity unit below, freestanding egg style bath with mixer taps and shower attachment, in and out shower with glazed shower screen and monsoon shower head, rear aspect original sash window and heated towel rail.

Stairs rise to second floor with large sash window on half window.

## SECOND FLOOR

### Family Bathroom

With walk in shower, glazed shower screen, tiled walls and floor, wash hand basin, vanity cupboard below, double ended freestanding bath with mixer taps and telephone shower attachment, water heated towel rail, wall hung WC with concealed cistern.

### Bedroom 2

With front aspect original sash window overlooking the park, two large Sharps built-in wardrobes with cupboards above, fireplace with wooden surround and mantle, recessed shelving, downlighting and double panelled radiator.

### Bedroom 3

With rear aspect original sash window, feature fireplace with gas inset fire, wooden surround and mantle, recesses to either side, plenty of space for wardrobe and double panelled radiator.

Stairs rise to a half landing with cloakroom on half landing.

### Cloakroom

With wall hung WC, wash hand basin, vanity cupboard below, rear aspect window and tiled flooring.

## LOWER GROUND FLOOR

### Hallway

With tiled flooring and door to cloakroom.

### Cloakroom

With low flush WC, wash hand basin with mixer tap and vanity cupboard, part tiled walls, tiled flooring, downlighting, extractor fan and sliding door airing cupboard which houses the brand new Worcester combination boiler and hot water tank as well as the newly installed water softener.

### Study

With a range of built-in shelving and cupboards, built-in desk space, rear aspect sash window, tall bespoke radiator, alarm panel, downlighting, side aspect stable style door.

### Lower Sitting Room

With tiled flooring, Bath stone fireplace, tall radiator, recessed cupboards to either side of the fireplace. Double doors lead through to a further double bedroom.

### Bedroom 4

With tiled flooring, front aspect original sash window overlooking the front terrace, double built-in wardrobes, double panelled radiator and walkway through to shower room.

### Shower Room

With walk-in shower area, thermostatic shower and chrome riser, extractor fan, wash hand basin, vanity cupboard below, low flush WC, water heated towel rail, shaver point and part tiled walls.

From the lower sitting room there is an archway into the utility area.

### Utility Area

With space and plumbing for washing machine and tumble dryer, worksurface area, matching upstand, alarm panel, French door out through to garden, working shutters and pocket door through to study 2.

### Study 2

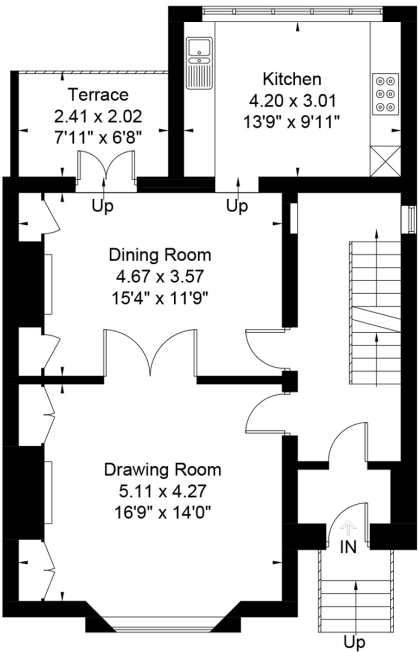
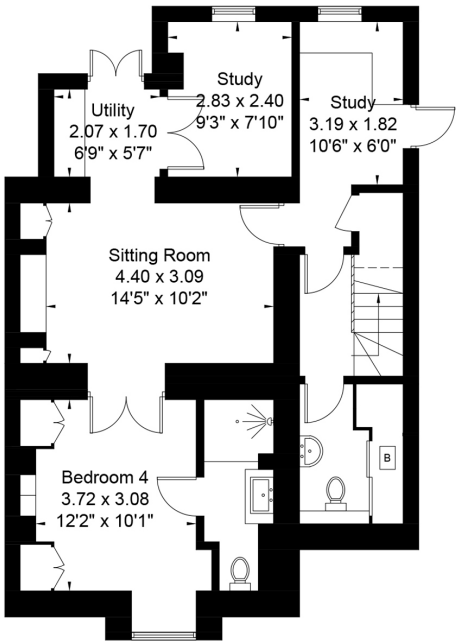
With rear aspect sash window, herringbone flooring and recessed shelving.



FLOOR PLANS

5 Henrietta Villas, Bath BA2 6LX

Approximate Gross Internal Area = 252.4 sq m / 2717 sq ft  
Annex = 55.2 sq m / 594 sq ft  
Total = 307.6 sq m / 3311 sq ft



GENERAL INFORMATION

**Services:** All mains services are connected

**Heating:** Full gas fired central heating

**Tenure:** Freehold

**Council Tax Band:** G & Annexe: A

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## EXTERNALLY

To the front of the property there is a pillared iron work gate leading to the front path of the terrace which is retained by further iron railings and with mature rhododendron/hydrangea planting, railed area to the front for the lower ground floor windows, gated side access and steps up to the front doors.

The ground floor terrace has a tiled floor, retained by iron work railings and overlooks the wonderful rear garden and coach house.

To the rear, which is accessed via the gated side access, with high level stone planters which is bathed in sunshine. Steps up to the main courtyard area with lovely mature planting, big area for an entertaining table and terrace and lower courtyard with secluded seating.

## THE COACH HOUSE

Converted in 2021 this detached building comprises a self-contained annexe with mezzanine double bedroom, access to the garage and beautiful window with full height working shutters which overlooks the courtyard. A door from the courtyard with 2 steps down with a door into the garage.

### Main Living Room/Kitchen

With in frame kitchen, granite worksurface and splashback, built-in handmade joinery units, slimline dishwasher, built-in washer/dryer, single bowl stainless steel sink set into the work surface, mixer tap and drinking water feed and staircase up to the vaulted bedroom.

### Bedroom

Which overlooks the sitting room with high glazing, Velux window, high level radiator and door through to the shower room.

### Shower Room

With walk-in shower cubicle, rear aspect frosted window, low flush WC, wash hand basin, vanity cupboard, tiled flooring and walls, extractor fan and downlighting.

### Garage

With original cobbled flooring, electrically operated up and over door, storage, matching front aspect window to the main coach house.







#### Bath Office

35 Brock Street, Bath BA1 2LN

T: 01225 333332 E: [bath@cobbfarr.com](mailto:bath@cobbfarr.com)

[cobbfarr.com](http://cobbfarr.com)

#### Bradford on Avon Office

37 Market Street, Bradford on Avon BA15 1LJ

T: 01225 866111 E: [bradfordonavon@cobbfarr.com](mailto:bradfordonavon@cobbfarr.com)

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