



HATFIELD HOUSE

BATH

**COBB
FARR**



HATFIELD HOUSE

BLOOMFIELD ROAD

BATH

BA2

An exceptional immaculately presented five-bedroom Georgian grade II listed villa with a one-bedroom self-contained garden apartment, outbuildings, wrap around garden, sun terraces and double garage.

- Flexible family accommodation
- 5660 sq ft of accommodation
- Self contained one bedroom apartment
- 15 minutes walk to city centre
- Beautifully manicured wrap around gardens and sun terraces
- Double Garage
- Summer House
- Media Room
- Outdoor entertaining space





SITUATION

Hatfield House is on the sought after southern slopes of Bath, just above the popular residential area of Bear Flat.

In the immediate area there are good local amenities, including a gift shop, cafe, delicatessen, gastro pub, gourmet restaurant, chemist and two supermarkets, as well as doctor's surgeries and dental practices nearby. Several local parks have playgrounds, bowls and tennis clubs, the two tunnels circular walking and cycle track circuit, football /games fields and a gym. Well-regarded schools are easily reached, including Widcombe, Moorlands, St John's infant and junior schools, and Beechen Cliff and Hayesfield secondary schools.

The city centre, Southgate shopping centre and Bath Spa mainline railway station are within a mile - a pleasant 15-minute downhill walk via the Holloway or short bus journey. The bus stop going into the city is directly outside the house.





THE HOUSE

Hatfield House is an immaculately presented family home with over 5000 sq ft of living accommodation that has been extended. The property has been completely refurbished by the current owners.

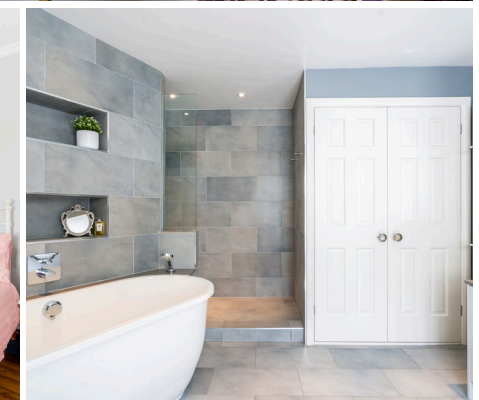
The entrance hall, with WC, has an original flagstone floor, which leads into the kitchen/dining room. The kitchen is well-appointed and features recently installed Harvey Jones cabinets. The kitchen has a breakfast bar and dining area.

The downstairs has high-quality floor tiles and electric underfloor heating within the main section of the kitchen and dining area and in the adjoining utility room. A large modern garden/breakfast room provides access from the kitchen out to a terrace and part covered al fresco entertaining space. There is also a snug/office on the ground floor along with a guest WC.

There are two generous reception rooms at the front of the house, one on the ground floor, the other directly above it on the first floor. The ground floor reception room has large floor-to-ceiling sash windows with original shutters, ornate cornices and ceiling roses. Conveniently the elegant ground floor reception room leads from the kitchen and would ideally suit formal dining.

The first floor reception room benefits from sash windows as well as a working fireplace. On this floor is a large bedroom and a bathroom with tiled under floor heating. Next to the bathroom is a separate WC. Up to the half landing, there are two further bedrooms.

The second floor is primarily the principal bedroom suite consisting of a large bedroom, a dressing room, an additional walk-in wardrobe and a tiled en suite with under floor heating. Across the landing, in an elevated position, is the fifth double bedroom with storage, and access to the loft.





GARDEN APARTMENT

On the lower ground floor of the house is a separate apartment with living room/bedroom, kitchen and bathroom. The apartment, known as the Garden Flat, has its own front door.

The apartment is currently a holiday rental with Air B'n'B which generates an additional income but equally it could be rented out on a long term basis or used as standalone accommodation.

Also located on this level, down some stairs via the main kitchen, are three good size cellar chambers offering significant storage space. If desired, it is also possible to reunite the lower ground floor apartment back into the main house via the cellars subject to planning permission. The apartment is included within the freehold of the property.



FLOOR PLANS

Hatfield House

Gross Internal Area (Approx)

Main House = 453.9 sq m / 4,886 sq ft

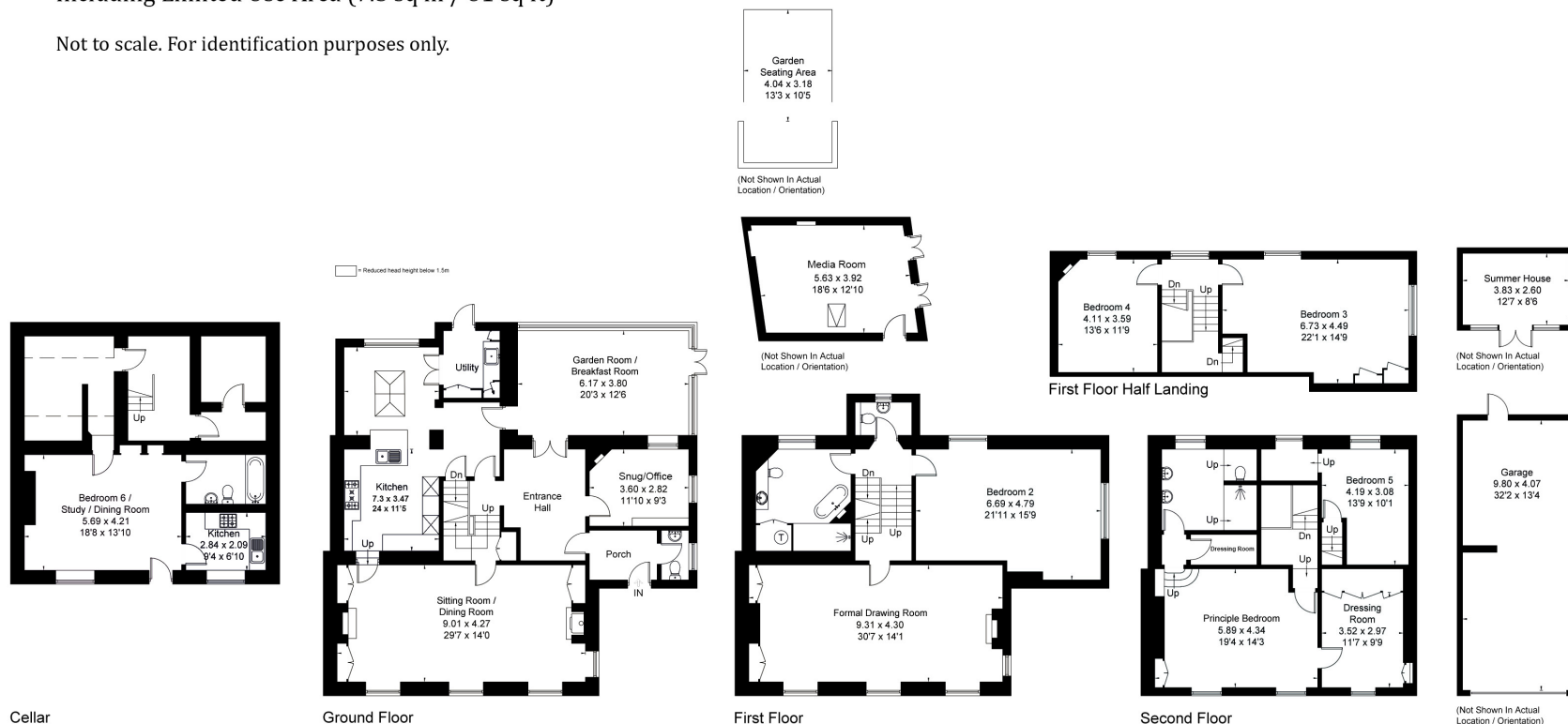
Garage = 40 sq m / 430 sq ft

Outbuilding = 32 sq m / 344 sq ft

Total Area = 525.9 sq m / 5,660 sq ft

Including Limited Use Area (7.5 sq m / 81 sq ft)

Not to scale. For identification purposes only.



GENERAL INFORMATION

Services: All main services are connected

Heating: Full gas fired central heating

Tenure: Freehold

Council Tax Band: G (Garden Apartment Band B)

EPC - B

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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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GARDEN AND GROUNDS

A private garden and terraces wrap around three sides of the house, concealed by high Bath stone walls on all sides. The gardens are immaculately presented with mature flowerbeds arranged along the borders and a multitude of fruit trees (cherry trees, pear trees and apple trees) and different types of rose bushes.

Adjacent to the garden/breakfast room sits a large terrace which incorporates a summer house, a purpose-built BBQ and heated seating area as well as a separate outside stone built studio.

There is another separate timber built covered outdoor seating area, with heat lamp. There is double garage, which opens up onto Hatfield Road, found at the back of the garden. For ease of use the garage has a remote controlled electric roller shutter.





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