



No.1
Sion Hill Place

Pre-launch

An invitation to register interest in what will be one of the most
exciting and prestigious luxury developments in Bath.

Bath, BA1 5SJ



Steeped in Architectural Heritage.

Sion Hill Place named one of the top 6 residential streets in the UK. *The Times 2019*

The property is an absolute hidden gem of pure Georgian elegance. Beautifully designed by "John Pinch the Elder" in 1818 this property holds all the immeasurable features associated with its Grade 1 listing and being part of a World Heritage city.

It is documented that No.1 Sion Hill Place is considerably larger than the rest of the terrace. The property was remodelled and extended in the 1930's when the front facade of a John Wood the Elder designed house c1738 from Chippenham was rebuilt stone by stone onto the west flank of the building to create Summerhill Mansion and No.1.

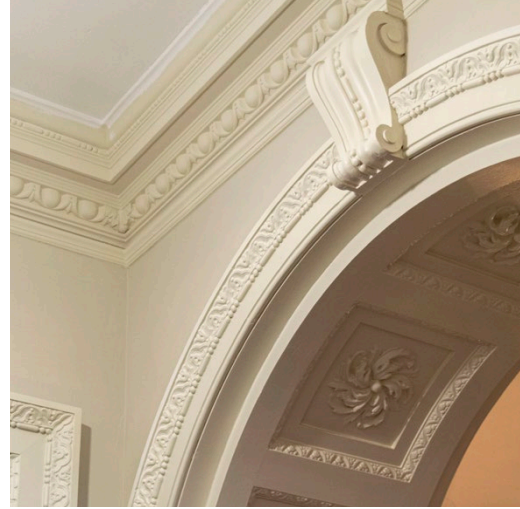
The building's interior was remodelled for Ernest Cook in 1936, grandson of travel entrepreneur Thomas Cook, when the new staircase, doors and flooring were added. Many items were refurbished from Chesterfield House, Westminster which was once the former London town house residence of the Royal Princess Mary.

Currently undergoing an extensive restoration and refurbishment programme this most desirable of addresses will soon be coming to market as 2 duplex apartments, 2 apartments and 1 penthouse suite.

A rare opportunity to truly make an apartment your own and be a part of the history of this beautiful building. For a limited time the development has an opportunity for a buyer to choose and specify their own kitchen colours, worktop finishes, appliance specification and floor finishes.*



*Some items subject to negotiation.



Grand Lobby

Entering the property feels like arriving at a grand manor house. Through the grand entrance you are immediately met with the impressive ceiling heights from this period property and the immaculate detailing that carries throughout. The embellished cornices, oversized architraves and skirting boards all have unique ornate detailing. The curved stone staircase continues the standard of craftsmanship through its delicate wrought iron balustrade and elegant sweeping curves.

Kitchens

Each apartment presents a modern kitchen integrated into traditional spaces. Fitted with state of the art appliances and sympathetically designed around the original features of the room, each kitchen will have a stunning unique look with all the modern conveniences associated with a luxury kitchen space. Hand-built, these kitchens will have embellished feature plaster cornices and pilasters and can be finished to any customer colour scheme.



Sample images indicative to final look and feel.

Living

Sumptuous spaces with embellished finishes and exquisite detailing. Flooded with natural light from large bay windows, each apartment will have generous living space. Original features such as cast iron column radiators, ceiling mouldings and immaculate original sash windows opening out onto expansive south facing green leafy views over the adjacent crescent.



Bedrooms

A mixture of 1,2 and 3 bedroom apartments each offering a variety of principal suites with lavish dressing room spaces, exceptional en-suites and all presenting exceptionally generous room proportions.



Sample images indicative to final look and feel.



Bathrooms

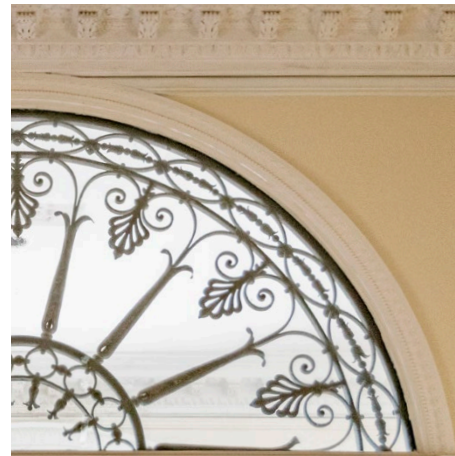
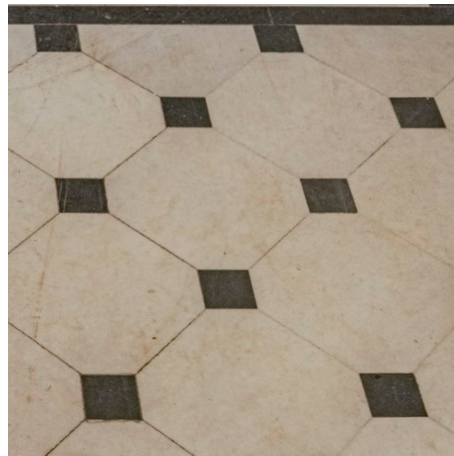
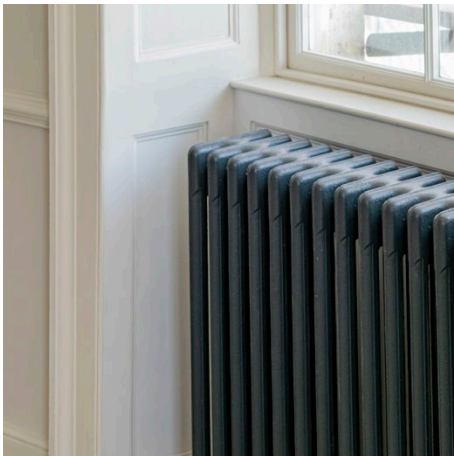
Designed to complement the original features of the building the bathrooms and en-suites offer large basins, free standing stone baths, quartz cabinet surfaces and large walk in showers.



Sample images indicative to final look and feel.

Design board

Crafted Architectural restoration with a strong regency colour palette.



Apartment 1

Accommodation.

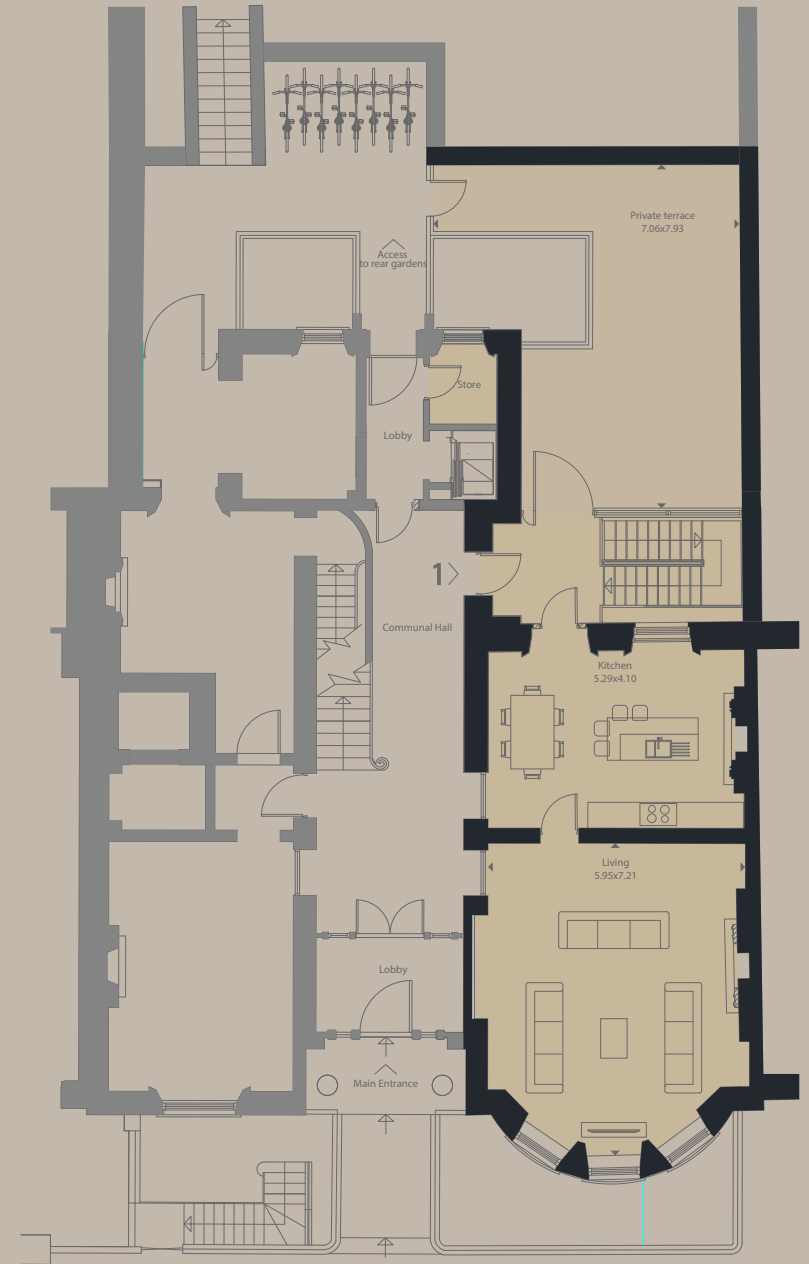
3 Bedrooms | 3 En-suites | Reception room | Kitchen |
W/C | Utility room | Private garden |

Property floor layout.

Note : Floor plans, measurements and areas
are for general guidance only.
Measurements are approximate.



Lower ground floor



Ground floor

Plans and furniture layout are indicative only.

Apartment 2

Accommodation.

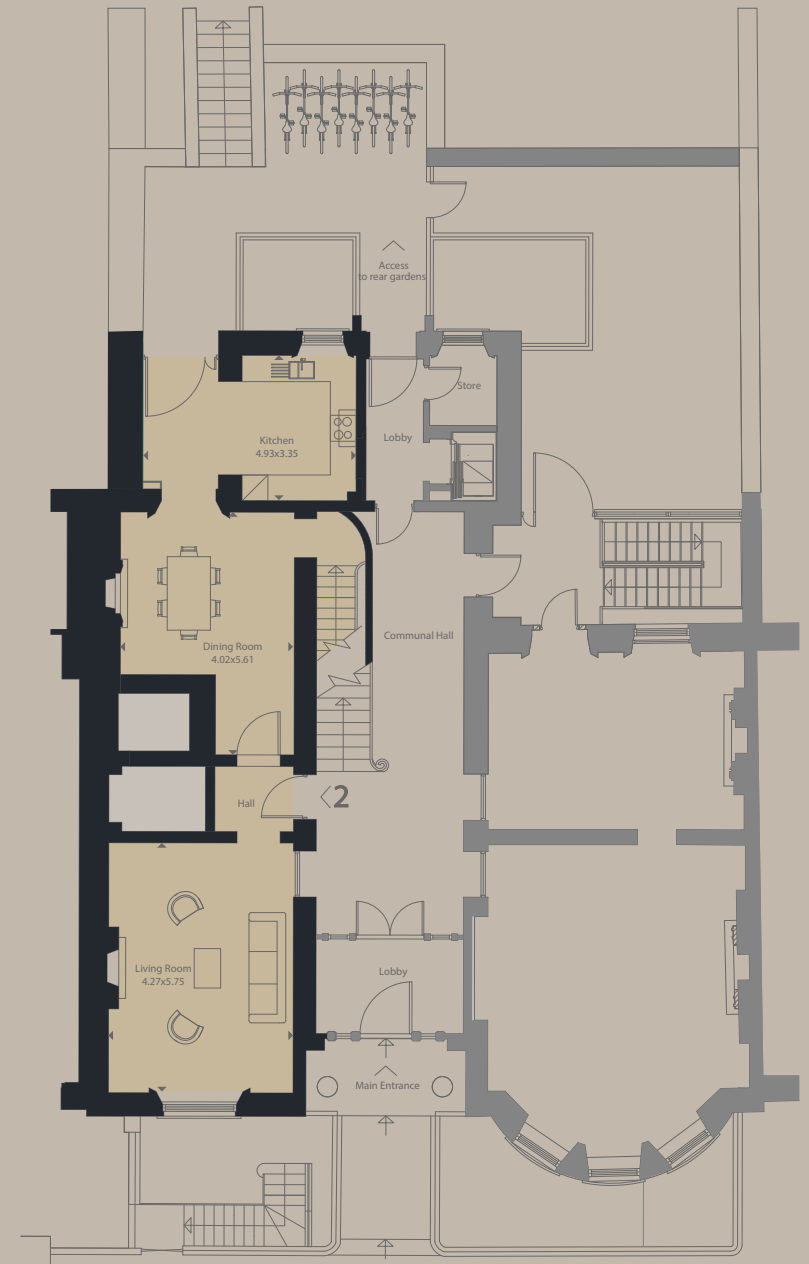
2 Bedrooms | 2 En-suites | 2 Reception rooms | Kitchen |
W/C | Utility room |

Property floor layout.

Note : Floor plans, measurements and areas
are for general guidance only.
Measurements are approximate.



Lower ground floor



Ground floor

Plans and furniture layout are indicative only.

Apartment 3

Accommodation.

1 Bedroom | Bathroom | Dressing room | Reception room | Kitchen |
W/C | Lift | Front south facing balcony |

Property floor layout.

Note : Floor plans, measurements and areas are for general guidance only.
Measurements are approximate.



First floor

Plans and furniture layout are indicative only.

Apartment 4

Accommodation.

2 Bedrooms | 2 En-suites | Reception room | Kitchen | W/C |
Lift | Large entrance hall |

Property floor layout.

Note : Floor plans, measurements and areas are for general guidance only.
Measurements are approximate.



Second floor

Plans and furniture layout are indicative only.

Apartment 5

Accommodation.

3 Bedrooms | 3 En-suites | Annex Bedroom/Study | Reception room |
Kitchen | W/C | Lift | Large entrance hall |

Property floor layout.

Note : Floor plans, measurements and areas are for general guidance only.
Measurements are approximate.



Third floor

Fourth floor

Plans and furniture layout are indicative only.

Specifications & Services

Details that make the difference, each apartment is unique and for early buyers there is availability for customisation.

Full specification available on request.

Kitchen

Bespoke kitchens with Kessler lifetime guarantee.
Hand painted or spray finish to customers own colour specification.*
Solid oak and beautiful dovetail jointed drawer boxes.
Solid real wood doors and drawers.
Integrated traditional plaster corning and pilasters.
Choice of solid worktop finishes.*

State of the art high spec appliances* including :
Single oven and microwave.
Induction hob.
Downdraft extractor.
Filter tap.
Integrated dishwasher.
Integrated fridge and freezer with ice maker.

Bedroom & Bathroom suites

Free standing stone resin bath.
Hudson and Reed dual basin vanity units.
Walk in shower.
Grohe white goods.
Ample bedrooms sizes.
Floor finish to customer specification.*

Communal spaces & Throughout

Immaculately restored original working sash windows.
High specification door furniture and ironmongery.
Keypad entry system.
Lift.

Authorities

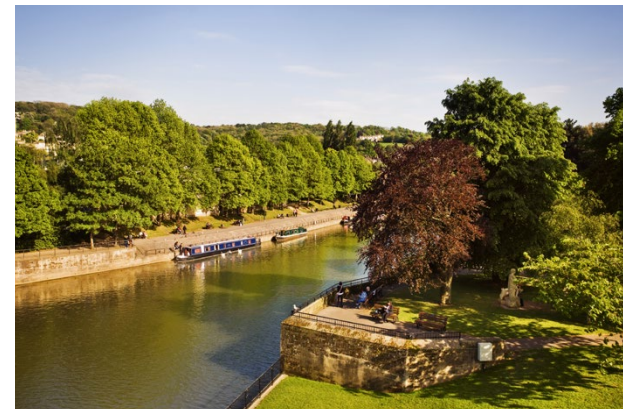
EPC - Grade B.
Bath and North East Council.
ICW 10 Year Warranty.

*Some items subject to negotiation.

Bath

Nestled into the Lansdown conservation area and a short walk from the historic city.

The World Heritage city of Bath has a wide array of offerings from the culture, arts and media the city attracts, to the rich Georgian architectural history and the world class sports facilities. The distinguished University of Bath and Bath College both headline the calibre of education in the area.





For further information and to register you
interest please contact:



0207 8460000

Better property finance,
by design



01225 3122 44

www.hamptons.co.uk
Bath@hamptons.co.uk



01225 333332

01225 866111
lynette@cobbfarr.com