

THE MODERN HOUSE



*Bath, Somerset
Sold*

Upper East Hayes

This wonderful four-bedroom Grade-II listed house combines an elegant, modern interior with impressive Georgian proportions and period details. Internal living space spans over 2,230 sq ft, arranged in an interesting, partially lateral-layout across split-levels. Occupying an elevated position on Bath's upper city slopes, the south-facing, sun-drenched courtyard garden has far-reaching views, with Bath's city's centre and train station a short walk away.

Upper East Hayes is located at the edge of Larkhall village, a northern quarter of the city, well-loved for its independent spirit; with an excellent bookshop, deli, butcher, and organic farm shop all within easy walking distance.

THE MODERN HOUSE



*South-West England
Sold*

Upper East Hayes

The house is set back from a quiet residential road, almost like a country lane in its character. A secluded, walled front courtyard leads to the primary entrance and into a beautiful hallway – a wonderful introduction to the house. The interior exudes an immediate sense of refinement, with an excellent quality of light and exceptional finish; original flagstone flooring running underfoot and exposed Bath stone walls.

The layout of the house is interesting and unlike many Georgian houses in the area – a series of beautifully light, free-flowing spaces. An open-plan kitchen and dining room is positioned at ground level, with deep-set windows allowing a soft light to stream through and a glazed door providing direct access to the garden. In line with the rest of the house, this room has been tastefully decorated in soft, neutral tones creating a calm and tranquil aesthetic and complimenting exposed walls of Bath stone. Handmade bookcases span one wall and positioned opposite is one of the three en-suite bedrooms, with direct access to the courtyard from here also.

The stone staircase leads to arguably the most impressive room in the house; a superlative drawing room of typically grand Georgian proportions, with high ceilings, wide oak floorboards, a marble fireplace and full-length shuttered sash windows, framing the far-reaching views across the city. The master-bedroom suite adjoins the drawing room, set at a slightly lower level and yet with extraordinarily high ceilings and original architectural detailing.

Positioned on the opposite side of the upper floor is the second bedroom; a fabulously characterful room painted in a soft plaster pink with gold accents, timber-clad walls and gabled ceilings, painted floorboards and handmade cabinetry.

During the extensive renovation of the house, half of the garage was converted to additional living space and now provides self-contained accommodation, attached but separate from the main house and with its own entrance. Currently organised as a one-bedroom living space, this extended wing could be easily reconfigured as a separate studio or office, with the added benefit of secure parking also.

Externally, the house has a wonderful south-facing courtyard to the rear, with a glass veranda providing a wonderful position for entertaining and eating outside, beneath the boughs of a climbing wisteria. The garden feels private and secluded whilst providing fantastic and far-reaching views across the city.

THE MODERN HOUSE



*South-West England
Sold*

Upper East Hayes

Bath is the only city in Britain to achieve Unesco World Heritage status which continues to be vehemently protected. Founded in the 1st century AD by the Romans, who famously used the natural hot springs as a thermal spa, it became an important centre for the wool industry in the Middle Ages. In the 18th century, under George III, it developed into an elegant city with neoclassical Palladian buildings.

The city harbours a strong community of independent retailers, coffee shops and eateries with Colonna and Smalls, Corkage, LandRace and the weekly Farmer's Market ranking favourably with local residents. Royal Victoria Park provides a wonderful green expanse in the city centre and is also home to the revered Botanical Gardens. Uniquely situated in a hollow in the hills, the surrounding Somerset countryside provides an incredible backdrop to the city. The National Trust Skyline Walk offers up exceptional views through six miles of meadows and ancient woodlands.

Transport links are excellent, with Bath Spa train station located in the heart of the city centre, providing a direct line to London Paddington in under 1.5 hours. The M4 motorway sits just on the edge of the city centre and is reachable by car in 15 minutes.

THE MODERN HOUSE



About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.