



PROPERTY OF THE WEEK

04.06.19

NEW LUXURY SHOW HOME UNVEILED AS TOWNHOUSE COLLECTION LAUNCHED AT HOPE HOUSE

Galliard Homes and Acorn Property Group have unveiled a new elegant show home at **Hope House**, located on **Park Row**, Bath. The townhouse provides three bedrooms and three bathrooms over four storeys, showcasing beautiful interior design and contemporary furniture, with picturesque south-facing views over the Bath countryside. The **Park Row** townhouse is part of a collection of four townhouses and is on sale via Savills for **£1,525,000**.

The four storey townhouse features classic contemporary interiors designed by **Andrew Henry Interiors**, with a sophisticated colour palette of emerald green, cobalt blue and gold paired against elegant grey and cream throughout. The show home provides a carefully curated and eclectic mix of furniture and accessories which are designed to appear as treasured items acquired over many years.

Located on the northern boundary of the impressive development, the show home is one of four in the Park Row townhouse collection. The collection of four townhouses have honey coloured Bath stone exteriors and offer fantastic views of the surrounding countryside and the scheme's communal formal lawns, with landscaping by **Matthew Wigan Associates**.

The ground floor of the **Park Row** townhouse provides an open-plan fully fitted Leicht kitchen and dining area with a central island, leading to a comfy family living area dressed with a smart grey sofa, a large feature rug and a marble-effect coffee table with gold accents. The kitchen has granite worktops and is fitted with integrated Miele and Neff appliances, with engineered timber flooring for a sleek finish.

The ground floor also provides a guest cloakroom, and a separate utility room off the kitchen area, providing ample storage space for a family. The open-plan living space opens onto a patio area through folding French doors for views onto the landscaped communal formal lawns.

The **Park Row** property's first floor provides a large open plan living area centred around rich furnishings, with a pair of emerald green velvet sofas creating a warm, sophisticated living area. The first floor also provides a smart desk area, overlooking a large private terrace, which can be accessed through large folding French doors.

The property's second floor provides two guest bedrooms, both with their own en suite bathroom, offering flexible living space for the family or visiting guests. Bedroom Two can be used as a self-contained guest suite, with an en suite bathroom with a bath, as well as its own entrance and extensive private external patio. The show home's second bedroom is currently styled as a home office with a sofa which can convert to a bed, a desk and elegant wooden shelving, complemented by a range of house plants to provide a tranquil setting.

Bedroom Three continues the sophisticated interior scheme, featuring a large green velvet headboard, plush quilted throw and a dressing table, with lots of natural light coming from the south-facing windows.

The **Park Row** property's fourth floor is the grand master bedroom suite, continuing the elegant colour palette and plenty of natural light from its south-facing windows. The master bedroom is dressed in soft grey furnishings, with a tall feature headboard with gold stud detailing and a contemporary black chandelier. The master suite has bespoke fitted storage and an large en suite bathroom with walk in shower and polished marble floor tiles by Mandarin Stone.



The scheme, by **Acorn Property Group** and **Galliard Homes**, provides 54 homes set in beautifully landscaped parkland, with the original Grade-II listed mansion restored and carefully designed Georgian style newly built homes with a concierge, a tennis court, lift access and underground parking. In partnership with heritage specialists **Nash Partnership**, specification by award winning design house **Lambart & Browne** and landscaping by **Matthew Wigan Associates**, **Hope House** scheme is a stunning transformation of a historic site.

Hope House provides seven luxury apartments in the restored Grade-II listed mansion, double reception rooms, designer kitchens and master bedroom suites with walk-in dressing rooms and master bathrooms. Hope House apartments also offer generous ceiling heights, up to 3.6 metres high, and original doors.

The scheme also provides the **Hope Place Townhouses**, located off Lansdown Road, providing two terraces of homes; the first terrace provides six three bedroom townhouses, and the second terrace provides 20 one and two bedroom apartments.

Beyond the two terraces the development forms a parkland setting containing a newly built main apartment building – called (along with the second terrace) the **Hope Place Apartments** – which has been designed as a sister to the original mansion. This main apartment building provides 17 one, two and three bedroom apartments.

Hope House has a rich history; originally the home of Charles Hamilton, son of the 6th Earl of Abercon, later becoming Bath High School where school where Mary Berry CBE learnt to cook, before being released for redevelopment in 1998. **Hope House** is centrally located with Bath city centre just 15 minute walk away and Bath Spa station a 20 minute walk away.

Robin Squire, Regional Managing Director at **Acorn Property Group**'s Bristol office says: "Our new show home is a fantastic representation of the quality and elegance throughout our scheme at **Hope House**. The interiors by **Andrew Henry** complement the picturesque views of the Bath countryside to create a stunning show home. **Acorn Property Group** and **Galliard Homes** are anticipating the collection of townhouses to be highly in demand."

David Galman, Sales Director at **Galliard Homes** says: "Combining both a luxury lifestyle and elegant interiors, we are delighted to unveil our new **Park Row** show home. The townhouses have an optimal position overlooking the landscaped gardens at **Hope House** and towards the Bath countryside. We expect it to appeal to affluent local downsizers or people relocating from London who are seeking a sophisticated lifestyle."

The homes on Park Row are available from **£1,525,000**. Prices start from **£310,000** for a one bedroom and **£435,000** for a two bedroom apartment in the **Hope Place Apartments**, and from **£920,000** for a two bedroom apartment in the Grade II listed **Hope House** mansion.

Visitors can tour the beautifully dressed **Park Row** show apartment by prior appointment.

To book a viewing please call Tel: 01225 614 307 or visit: acornpropertygroup.org/development/hope-house-bath

