

# METRO PROPERTY

IN GEORGIAN times residents of prestigious Hope House - Bath's finest Grade II-listed mansion - would have heard only the gentle clip-clopping of horses and carriages passing by. With panoramic views across the city and six acres of glorious parkland, Hope House was built in 1781-82 by architect John Palmer - who also designed the adjacent, architecturally admired Lansdown Crescent - for the Hon Charles Hamilton, the uncle of Emma Hamilton, who became famous as Vice Admiral Horatio Nelson's mistress.

Rebuilt after being badly bombed in World War I, it became a school where baking guru Mary Berry first learned to cook. And now Hope House has been transformed again: offering 54 refurbished and new-build Georgian-style homes in lush landscaped grounds (including a bat hotel) complete with concierge, tennis court and underground parking to become one of Bath's most prestigious addresses.

The ambitious project is the brainchild of Acorn Property Group and Galliard Homes and they've brought in the experts. Architectural heritage specialists Nash Partnership and Lambart & Browne have ensured the works are in keeping with the history: the new buildings are made from honey-coloured Bath stone and have bespoke sash windows, handcrafted metal work, traditional slate dormer roofs and metal downpipes. The original house has

been skilfully restored as a centrepiece to seven luxurious two and four-bedroom apartments, all with double reception rooms, lofty ceilings, original features and a grand staircase leading to the communal formal lawns and parkland beyond. To the northern end of the development is Park Row, an elegant terrace of four three and four-bedroom townhouses. To the south, near the entrance road, two new terraces line the road, offering six classic three-bedroom townhouses; beyond are a collection of 20 one and two-bedroom apartments, some with outside terraces. There is a newly built main apartment building - Hope Place Apartments - of 17 one, two and three-bedroom homes.

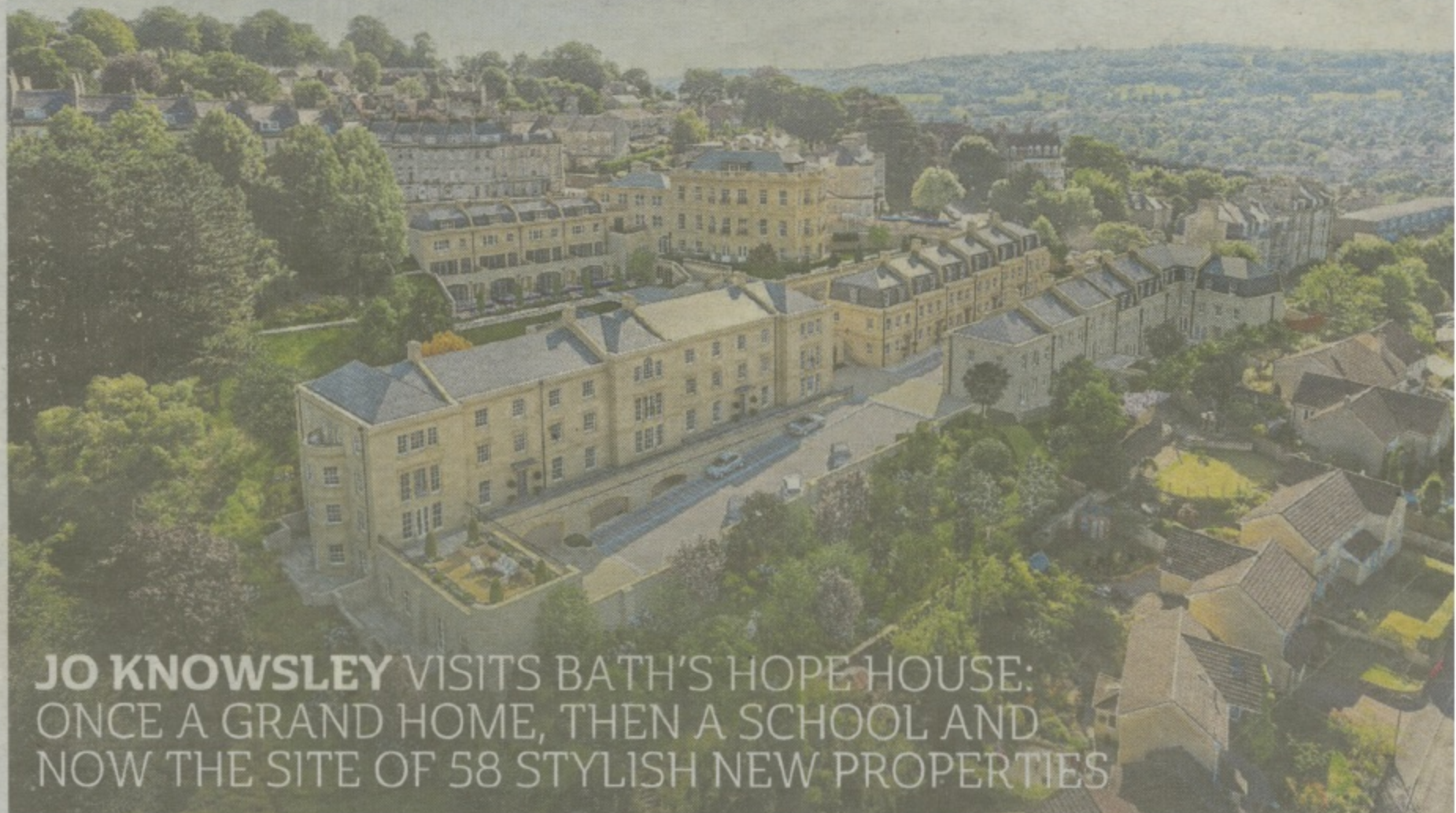
Each property has been fitted with designer kitchens by Leicht with integrated Miele and Neff appliances, granite worktops and a wine fridge/cooler. The penthouses benefit from further upgrades, including hand-painted Stephen Graver kitchens.

Master en-suites boast Roman-inspired polished marble flooring, natural timber, bespoke joinery and antique bronze features.

What is perhaps most extraordinary about this development is the way it blends so seamlessly into Bath's famous Georgian architecture. Yet it is distinctive, too, in design and the elegant landscaped gardens by Matthew Wiggan

## OFFERING NEW HOPE

**Show me the honey:** The Hope House site blends in with Bath's honey-coloured stone palette



**JO KNOWSLEY VISITS BATH'S HOPE HOUSE: ONCE A GRAND HOME, THEN A SCHOOL AND NOW THE SITE OF 58 STYLISH NEW PROPERTIES**

Associates. While some of the homes come with a six-figure price tag, they start at just over £300,000, putting them within the grasp of many first-time buyers. 'It's having a lot of appeal to local first-time buyers, but also downsizers,' says David Galman, sales director of Galliard Homes. 'It's also selling to second-home and relocation purchasers from America, attracted by the history and development of Bath.'

More than 30 per cent of the scheme - due to be completed this spring - has already sold. More than ten per cent of buyers have purchased, or helped to buy, properties for their children and grandchildren. The youngest new resident will be a 22-year-old whose father bought her a £1m apartment after scouting the area for what he considered the best buy.

A Canadian couple bought a townhouse after viewing it by Skype. The appeal, according to Acorn and Galliard, is both the lifestyle promised in the development and easy walk into the city.

Prices start from £310,000 for a one-bed flat and £435,000 for two bedrooms, rising to £1.525m for a three-bed townhouse in Park Row, while a two bed apartment in the mansion is £920,000.

■ *The Hope House show apartment is open Tuesday to Saturday, 10am to 5pm. To book a viewing visit: [acornpropertygroup.org/development/hope-house-bath](http://acornpropertygroup.org/development/hope-house-bath)*

**Hope springs:** The new homes boast designer kitchens and high-specification finishes throughout



**Marbleous:** Luxurious marble sinks