



HOPE HOUSE

L A N S D O W N · B A T H



An Acorn Property Group led development in partnership with Galliard Homes

Hope House

Hope House Elegant Living

Nestled within six acres of parkland, with its own tennis court and complete with undercroft parking and concierge service, the Grade II listed building and former Bath Royal High Junior School dates back to 1781. The beautifully proportioned Hope House building sits in an elevated position and commands exceptional views overlooking the grand formal lawn and the city beyond, while unspoiled woodland and maintained gardens offer residents a place to relax and gives an amazing sense of living in the grounds of a stately home.

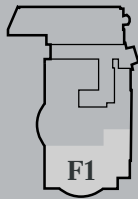
A masterpiece of classic Georgian design, Hope House has been refurbished with elegance in mind and sympathetically converted into seven luxury 2, 3 and 4 bedroom apartments with inherent characteristics including wonderfully high ceilings. Flawlessly designed interiors blend classic and contemporary design to give these beautiful bespoke homes inviting living spaces dignified with grace and charm.



HOPE HOUSE

APARTMENT NO. F1 - LOWER GROUND FLOOR

Kitchen/Living/Dining	6.20m x 4.10m	20'4" x 13'5"
Utility	2.00m x 1.60m	6'7" x 5'3"
Master Bedroom	4.80m x 3.20m	15'9" x 10'6"
Bedroom 2	4.20m* x 4.20m*	13'9"* x 13'9"*



APARTMENT LOCATOR
LOWER GROUND FLOOR

* Maximum Dimensions

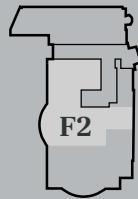
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HOPE HOUSE

APARTMENT NO. F2 - LOWER GROUND FLOOR

Living/Dining	7.20m* x 5.70m	23'7"* x 18'8"
Kitchen	4.10m* x 3.30m	13'5"* x 10'10"
Utility	2.90m x 1.70m	9'6" x 5'7"
Master Bedroom	4.90m* x 2.80m*	16'1"* x 9'2"*
Bedroom 2	3.70m x 2.70m	12'2" x 8'10"

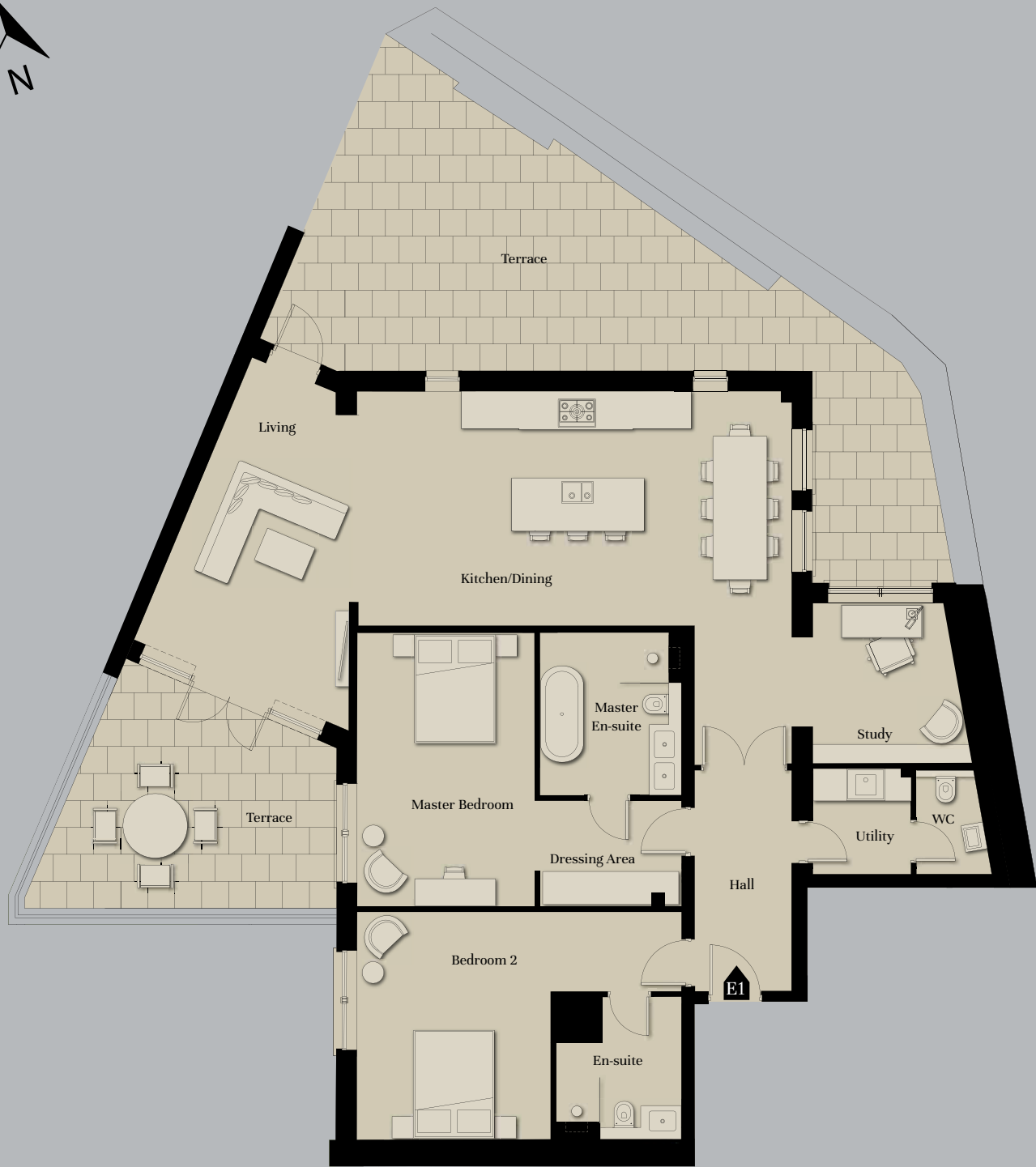


APARTMENT LOCATOR
LOWER GROUND FLOOR

* Maximum Dimensions

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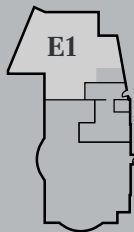




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APARTMENT NO. E1- GROUND FLOOR

Kitchen/Dining	8.00m x 4.20m	26'3" x 13'9"
Living	5.80m* x 4.20m*	19'0"* x 13'9"*
Utility	1.90m x 1.80m	6'3" x 5'11"
Master Bedroom	5.00m x 3.20m	16'5" x 10'6"
Dressing Area	2.60m x 1.30m	8'6" x 4'3"
Bedroom 2	6.00m* x 4.10m	19'8"* x 13'5"
Study	2.90m x 2.90m*	9'6" x 9'6"*



APARTMENT LOCATOR
GROUND FLOOR

* Maximum Dimensions

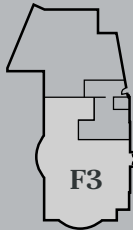
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APARTMENT NO.F3- GROUND FLOOR

Kitchen/Living/Dining	9.00m x 7.60m*	29'6" x 24'11"*
Study	2.20m x 2.00m	7'3" x 6'7"
Formal Dining Room	6.00m x 6.00m	19'8" x 19'8"
Utility	2.00m x 1.80m	6'7" x 5'11"
Master Bedroom	6.00m x 5.00m*	19'8" x 16'5"*
Dressing Room	3.10m x 1.10m	10'2" x 3'7"
Bedroom 2	4.80m* x 2.90m	15'9"* x 9'6"
Bedroom 3	3.80m x 3.20m	12'6" x 10'6"
Bedroom 4	4.50m* x 2.50m	14'9"* x 8'2"



APARTMENT LOCATOR
GROUND FLOOR

* Maximum Dimensions

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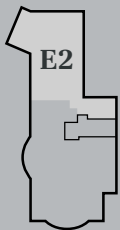




HOPE HOUSE

APARTMENT NO. E2 - FIRST FLOOR

Kitchen/Dining/Living	9.20m x 4.70m	30'2" x 15'5"
Utility	2.10m x 1.90m	6'11" x 6'3"
Master Bedroom	4.40m x 3.30m	14'5" x 10'10"
Master Dressing	2.90m x 1.10m	9'6" x 3'7"
Bedroom 2	3.10m x 3.00m	10'2" x 9'10"
Bedroom 2 dressing area	2.50m x 1.40m	8'2" x 4'7"
Study/Bedroom 3	3.70m x 2.80m	12'2" x 9'2"



APARTMENT LOCATOR
FIRST FLOOR

* Maximum Dimensions

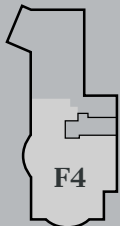
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APARTMENT NO. F4 - FIRST FLOOR

Kitchen/Living/Dining	11.40m* x 7.60m*	37'5"* x 24'11"*
Utility	1.80m x 1.50m	5'11" x 4'11"
Master Bedroom	6.00m x 4.70m*	19'8" x 15'5"*
Dressing Room	3.30m x 1.10m	10'10" x 3'7"
Bedroom 2	4.20m x 3.00m	13'9" x 9'10"
Bedroom 3	3.40m x 2.90m	11'2" x 9'6"
Bedroom 4	3.80m x 2.80m	12'6" x 9'2"



APARTMENT LOCATOR
FIRST FLOOR

* Maximum Dimensions

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APARTMENT NO. F5 - SECOND FLOOR

Living/Dining	8.30m x 4.30m	27'3" x 14'1"
Kitchen	4.50m* x 3.70m*	14'9"* x 12'2"*
Utility	2.60m x 1.90m	8'6" x 6'3"
Master Bedroom	5.80m x 2.90m	19'0" x 9'6"
Dressing Room	4.10m x 0.80m	13'5" x 2'7"
Bedroom 2	5.30m* x 5.00m*	17'5"* x 16'5"*
Study	3.10m x 2.30m	10'2" x 7'7"



APARTMENT LOCATOR
SECOND FLOOR

* Maximum Dimensions

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Computer generated image of interior at Hope House



Quality and sophistication

The profound detailing is evident from the moment you step inside. Utilising the expert interior design skills of Lambart & Browne to create an impression as beautiful as the building and grounds that enclose them.

Specification

Kitchen - E1 and E2

- Fully fitted kitchen by Leicht
- Quartz worktops
- Stainless steel 1.5 bowl undermount sink
- Range of Miele & Neff appliances to include:
 - Integrated 70/30 fridge/freezer
 - Built in multifunction single oven
 - Built in microwave oven
 - Induction hob with onset controls
 - Fully integrated dishwasher
 - Integrated extractor
- Built in wine cooler
- Space saving recycling bin
- Under lit wall cabinet LED lighting
- Chrome socket above work surface and concealed multi-gang appliance panel

Kitchen - F1 - F5

- Fully fitted bespoke made kitchen by Stephen Graver Kitchens
- Quartz worktops
- White ceramic Belfast double sink
- Range of Miele appliances to include:
 - Integrated fridge/freezer*
 - Built in multifunction single oven*
 - Built in microwave oven*
 - Induction hob with onset controls*
 - Fully integrated dishwasher
- Integrated extractor
- Built in wine cooler
- Built in bin pullout
- Under lit wall cabinet LED lighting
- Chrome socket above work surface and concealed multi-gang appliance panel

*Specific features to F3 & F4:

- Steel Cucine range cooker
- Integrated full height fridge
- Integrated full height freezer

**Carpet to F5 study

Bathroom/En-Suite/Cloakroom

- Polished marble floor and wall tiles to master en-suite
- Porcelain floor and wall tiles to family bathroom/guest en-suite
- Contemporary design white sanitary ware by Duravit
 - Wall hung WC with soft close seat, concealed cistern and dual flush plate
 - Hand basin
 - Wall hung washbasin in WC where applicable
- Brassware by Crosswater in polished chrome
 - Deck mounted taps
 - Thermostatic shower controls
 - Fixed round shower head
 - Hand held shower kit
 - Accessories include robe hook, toilet roll holder and towel ring in polished chrome
- Glazed bath / shower screen
- Ladder style heated towel rail
- Recessed LED downlights
- Recess to shower area
- Bespoke made undercounter vanity units to bathrooms and en-suites

Electrical Fittings & Communications

- Mixture of LED recessed downlights and pendants
- 5 amp lighting circuit to principal reception rooms and all bedrooms
- TV aerial and data points to living room and bedrooms
- Polished chrome light switches and sockets
- External socket to rear patio where applicable
- USB double sockets to selected areas

Heating/Hot Water

- Communal gas heating system with heat interface units within individual apartments
- Underfloor heating throughout
- Plumbing for washer/dryer in utility room

Interior Finishing

- Walls and ceilings in matt emulsion to Interior Designers specification
- Painted internal doors to Interior Designers specification
- Polished chrome door handles
- Timber sliding sash windows
- Hexagon limestone tiled flooring to apartment entrance hall
- Engineered timber flooring to kitchen, dining, living and study**
- Carpet to bedroom
- Fully fitted wardrobes to master bedroom/dressing room

Communals

- Hexagon limestone tiled flooring to entrance hall with inset coir mat
- Carpet to stairs and hallways
- Walls and ceilings in matt emulsion to Interior Designers specification

External Finishes

- Access to tennis court and communal gardens
- Paved external areas where applicable
- Communal bin store
- LED Lighting

Car Parking

- Two allocated car parking spaces for 4 bedroom apartments
- One allocated car parking space for 2 bedroom apartments