



HOPE HOUSE

LANSDOWN · BATH



The Gardens

An Acorn Property Group led development in partnership with Galliard Homes

The Gardens, living redefined



Hope House - History reinvented

Hope House truly is one of the most exciting developments to come to the prestigious city of Bath in decades.

Nestled within rich woodland grounds of the former Bath Royal High School, this majestic development features a bespoke collection of new apartments and houses along with the refurbishment of a historic Grade II listed building.

The immaculate design of the scheme reflects its setting within the only English city registered as a World Heritage site and is within the Bath Conservation Area. Located in the prime residential suburb of Lansdown, Hope House has the boutique shopping area of Bartlett Street Quarter on its doorstep as well as being within walking distance of the heart of the city.

Set within six acres of parkland, Hope House offers the unique opportunity to benefit from a home in the city yet with the outlook and surroundings rarely found outside rural locations. The mature woodland is teeming with wildlife including the occasional deer and much of the green space and many of the elevated homes offer beautiful panoramic views across the city and the Avon Valley.



1. Hope Place

Located on the site of the previous school buildings, Hope Place features thirty-seven 1, 2 and 3 bedroom new build apartments and six 3 bedroom townhouses designed with great respect to Bath's predominantly Georgian architecture.

2. Hope House

Dating back to 1781, the Grade II listed Hope House building sits in a fantastic elevated position overlooking the city. Sympathetically refurbished and converted into seven luxury 2 and 4 bedroom apartments.

3. Park Row

Located at the highest part of the site, Park Row features a striking terrace of four new 3 and 4 bedroom townhouses each benefiting from stunning views across the city, private gardens and roof terraces.

4. Parkland

The private parkland that envelops the site comprises six acres of enhanced and maintained gardens. With walkways meandering through, it is home to a variety of wildlife including occasional wild deer and displays a wide diversity of mature trees, many older than 100 years.

5. Tennis Court

Newly refurbished, this full size private tennis court is available all year round for the exclusive use of Hope House residents and their guests.

6. The Gardens

A hidden jewel at the lower part of the site, The Gardens is accessed via a private drive. These four 4 bedroom homes are contemporary in design and feature sedum roofs as well as private gardens with direct access to the parkland.

1. Rainbow in the sky over Bath
2. View over Bath
3. Computer generated image of Hope House

Explore the city

A city of beauty and diversity

Established within glorious rolling countryside, the unique city of Bath is famed for its stunning 18th century Georgian architecture, natural hot springs and a rich heritage. The architecture, culture and history of Bath continues to draw visitors from across the world yet behind the beauty is a thriving local community with many hidden gems.

Bath heads up an impressive arts scene that is spearheaded by the Theatre Royal, one of the oldest and most beautiful working theatres in the country and the starting point for many West End plays. The cosy Little Theatre shows an extensive selection of arthouse and mainstream films. There is a weekly Farmers' market and a monthly artisan market in Green Park, a former Victorian railway station and Bath Guildhall Market is the oldest shopping venue in

the city having served the community for 800 years. The modern Southgate shopping centre shows designer labels and high street chains and is next to Bath Spa Station just a 20-minute walk to the south of Hope House.

Stop for coffee or lunch or a post-shopping cocktail at one of the many cafes, bars and restaurants that are scattered throughout this vivacious city. Treat yourself at the Michelin-starred Bath Priory Hotel

and Restaurant or take afternoon tea accompanied by live classical music at the Pump Rooms.

Bath Rugby Club has a family friendly, city-centre ground and on match days the city buzzes with a convivial atmosphere. Bath Racecourse lies just outside the city and offers a thrilling day at the races, fine dining and an eclectic mix of events.

1. Testing the waters at the Thermae Bath Spa
2. Parade Park by Pulteney Bridge
3. Enjoying the café life in Bath
4. Visitors flock to Bath Abbey
5. The Pump Rooms, Bath
6. Aerial view of Bath city centre





On your doorstep



Bath's artisan quarter on your doorstep

Bartlett Street is a picturesque and historic artisan quarter that lies less than a 10 minute stroll from Hope House so provides a convenient alternative to the major shopping districts in the centre.

Located in one of the oldest thoroughfares in the city, a region that was known as 'Upper Town' and considered to be the gateway to Georgian Bath, Bartlett Street Quarter celebrates individuality and artistry. This is a picturesque and historic artisan quarter that lies less than a 10-minute stroll from Hope House so provides a convenient alternative to the major shopping districts in the centre.

Independent stores are nestled into nooks and crannies and line this pretty cobbled hill that lies to the north of the city centre. The variety

of retailers in this traffic free zone make for a captivating experience - pick up a flat white at Café Lucca, primp those curls at Artizan hair salon or revitalise the mind and body at Yoga Bodhi.

From exclusive boutiques and antique shops to tea rooms, restaurants and everything in between - spend hours browsing to your heart's content. Above all, Bartlett Street Quarter is a treasure trove of all things original, quirky, unusual or distinctive - the perfect 'on your doorstep' street for any Hope House resident with imagination and creativity.

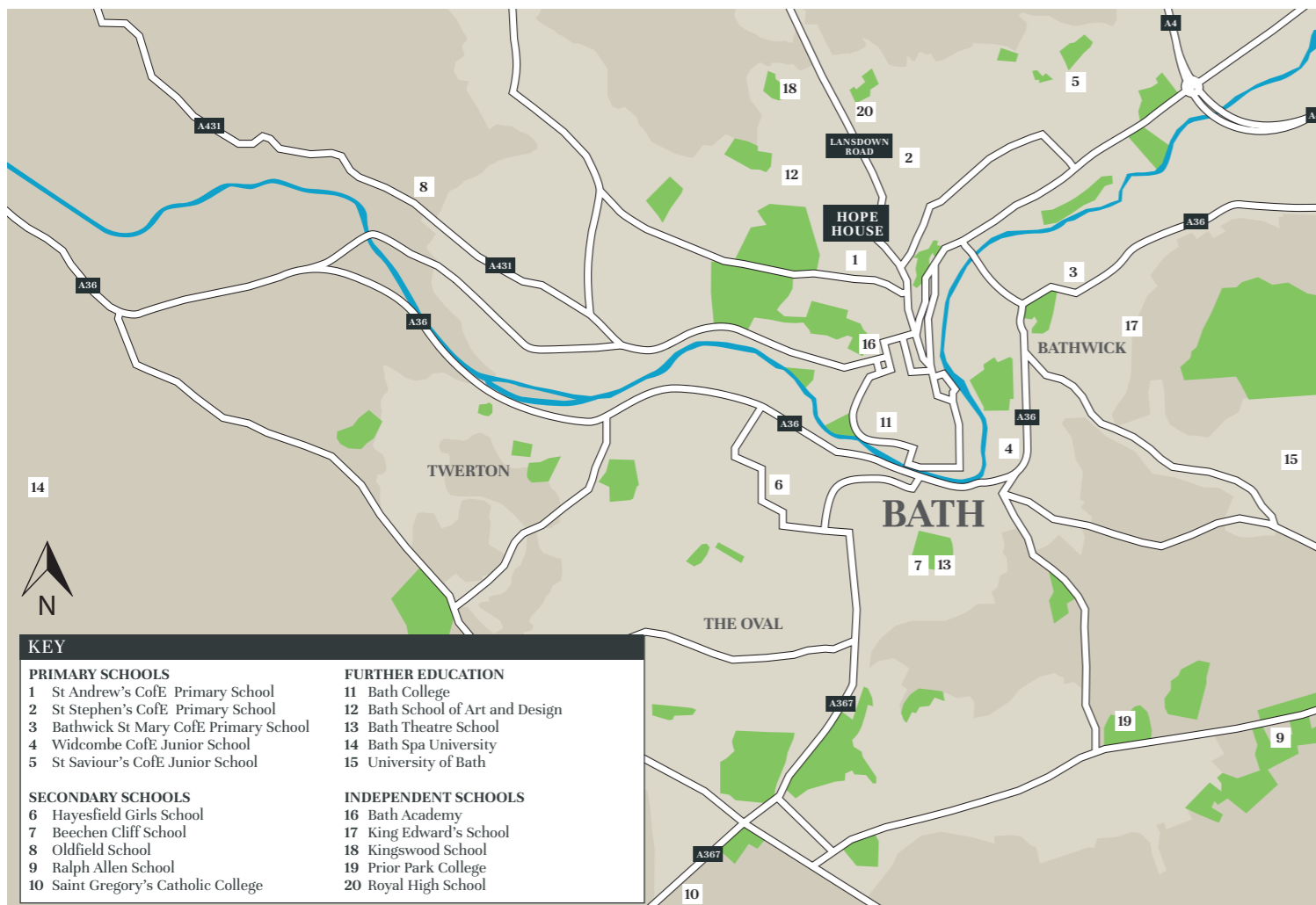
1. Bartlett Street Quarter
2. Vintage tea poster at the Boston Tea Party
3. The Marmalade House on Lansdown Road
4. Café lifestyle, Bartlett Street



Well educated

Bath is acknowledged as an excellent centre of learning with a fine collection of public and state schools and is a great choice for further education with two universities, a college and many schools with individual specialisations.

- 1. Kingswood Senior School
- 2. University of Bath
- 3. King Edward's School



- 1. Bus Station, Bath
- 2. Bath is a cycle friendly City
- 3. People board train at Bath Spa Station

Excellent connections

Bath is strategically located close to motorways, an airport and has a well-connected railway station making regional, national and international journeys relaxed and straightforward.

Bath Spa railway station is just a 20-minute walk through the city centre or a short drive to the south of Hope House. There is a local group, Cycle Bath, that promotes responsible cycling, offers training and encourages an active outdoor lifestyle and there is a self-service bike hire scheme with nine docking stations around the city.

The popular Bristol & Bath Railway Path provides a safe and picturesque off-road cycling and walking route and an important wildlife corridor between the two cities.

Hope House is 9 miles from Junction 18 of the M4 which provides a direct route into London and gives easy access onto the M5. Bristol Airport, 20 miles from Bath, is one of the UK's fastest growing airports serving over 100 destinations that include many popular holiday and business centres in Europe.

BY RAIL FROM BATH SPA STATION

Bristol Temple Meads	12 mins
Bristol Parkway	35 mins
Reading	55 mins
Cardiff Central	1 hr 5 mins
Exeter St Davids	1 hr 11 mins
Gloucester	1 hr 21 mins
London Paddington	1 hr 24 mins

Source: thetrainline.com

BY ROAD FROM BATH

Bristol	12.7 miles	35 mins
Bristol Airport	19.7 miles	45 mins
Gloucester	50.6 miles	1 hr 3 mins
Cardiff	55.1 miles	1 hr 7 mins
Oxford	68.8 miles	1 hr 29 mins
Reading	76.8 miles	1 hr 22 mins
Exeter	101.4 miles	1 hr 46 mins
London Marble Arch	113.3 miles	2 hrs 36 mins

Source: theAA.com



Computer generated image of the overview of The Gardens, Hope House



Computer generated image of the front of The Gardens, Hope House

The ultimate in modern sophistication

The Gardens at Hope House is an exclusive collection of only four beautiful houses in a secluded leafy setting. Accessed via a private drive, a sense of tranquility is immediately felt upon entry through the gates. Each house at The Gardens has allocated parking, private gardens and direct access to the parkland.

These contemporary and elegant homes sit comfortably in the landscape. The soft palette of smooth Bath Stone ashlar, coursed rubble stone walling and naturally weathering timber along with thin profile glazing help to replicate an historic Georgian building.

The city of Bath has rarely seen properties such as these. The four houses are unique with green roofs, open plan living areas, impressive internal double height spaces and large roof lights that let light flood in. The views of the surrounding city bring a real sense of place to these magnificent homes.

THE GARDENS

NUMBER 1

GROUND FLOOR

Bedroom 2	5.01m x 5.06m	16'5" x 16'7"
En-suite	1.82m x 2.56m	5'12" x 8'5"
Bedroom 3	3.10m x 5.92m	10'2" x 19'5"
Bedroom 4	3.17m x 5.92m	10'5" x 19'5"
Utility	1.97m x 2.56m	6'6" x 8'5"
Bathroom	3.40m x 2.56m	11'2" x 8'5"

FIRST FLOOR

Kitchen/Living/Dining	10.60m x 10.47m	34'9" x 34'4"
Master Bedroom	4.20m x 4.46m	13'9" x 14'8"
Dressing Area	3.75m x 2.48m	12'4" x 8'2"
Master En-suite	3.75m x 3.51m	12'4" x 11'6"

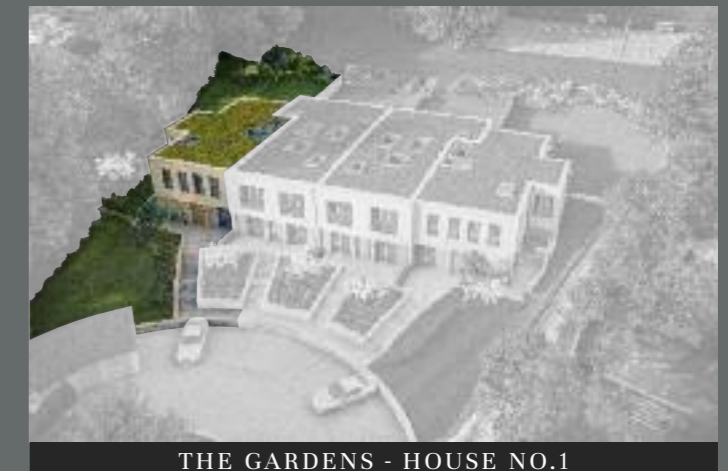
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GROUND FLOOR



FIRST FLOOR



THE GARDENS - HOUSE NO.1



HOUSE NO.1 - GARDEN AREA



These details are intended to give a general indication of the proposed development. The developer reserves the right to alter any part of the development, specification or floor layout at any time. The contents herein shall not form part of any contract or be a representation inducing any such contract. All properties are offered subject to availability and applicants are advised to contact the developer or agent to ascertain availability of any property so as to avoid an unnecessary journey. These details are believed to be correct but neither the agent nor the developer accept any liability whatsoever for any misrepresentation made either in these details or orally. Applicants are therefore advised to make their own enquiries to check these details to satisfy themselves that the property is suitable. Furniture for indicative purposes only, fitted wardrobes not included. 03/17



THE GARDENS

NUMBER 2

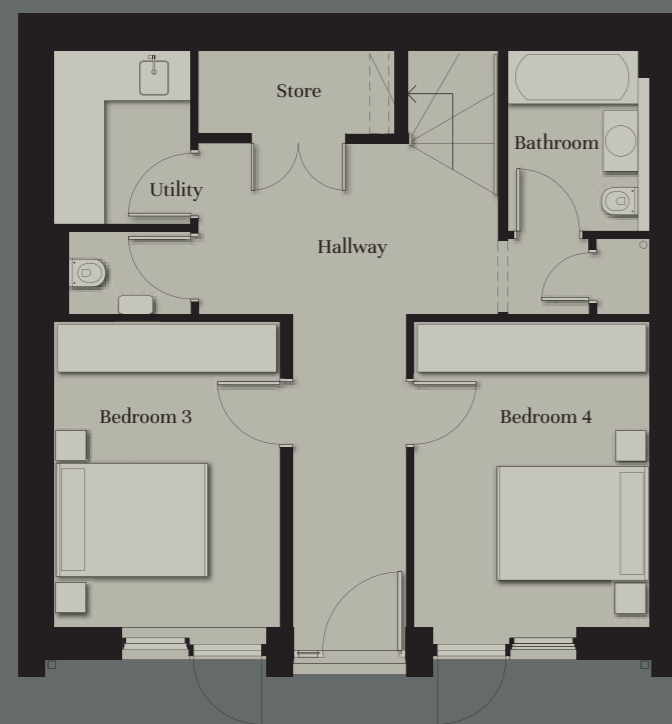
GROUND FLOOR

Bedroom 3	2.99m x 4.04m	9'10" x 13'3"
Bedroom 4	3.08m x 4.00m	10'1" x 13'1"
Utility	1.77m x 2.26m	5'10" x 7'5"
Bathroom	1.89m x 2.38m	6'2" x 7'10"

FIRST FLOOR

Kitchen/Dining	6.35m x 6.01m	20'10" x 19'9"
Living	7.87m x 5.49m	25'10" x 18'0"
Master Bedroom	3.86m x 5.26m	12'8" x 17'3"
Dressing Area	3.91m x 2.62m	12'10" x 8'7"
Master En-suite	3.91m x 4.90m	12'10" x 16'1"
Bedroom 2	3.85m x 4.01m	12'8" x 13'2"
En-suite	2.40m x 1.80m	7'10" x 5'11"

RL - Rooflight



GROUND FLOOR



THE GARDENS - HOUSE NO.2



HOUSE NO.2 - GARDEN AREA

FIRST FLOOR

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THE GARDENS

NUMBER 3

GROUND FLOOR

Bedroom 3	2.99m x 4.04m	9'10" x 13'3"
Bedroom 4	3.08m x 4.00m	10'1" x 13'1"
Utility	1.77m x 2.26m	5'10" x 7'5"
Bathroom	1.89m x 2.38m	6'2" x 7'10"

FIRST FLOOR

Kitchen/Dining	6.35m x 6.01m	20'10" x 19'9"
Living	7.87m x 5.49m	25'10" x 18'0"
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En-suite	2.40m x 1.80m	7'10" x 5'11"

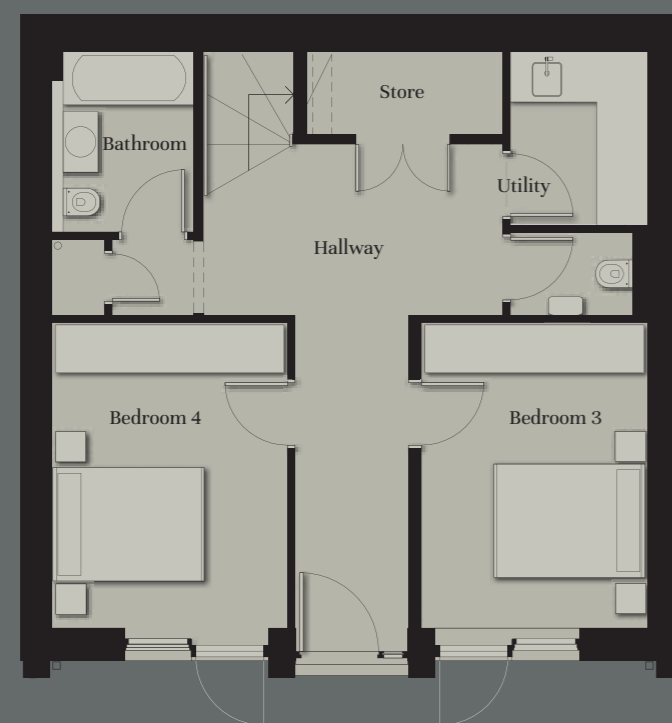
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THE GARDENS - HOUSE NO.3



HOUSE NO.3 - GARDEN AREA



GROUND FLOOR

FIRST FLOOR



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THE GARDENS

NUMBER 4

GROUND FLOOR

Bedroom 2	5.01m x 5.06m	16'5" x 16'7"
En-suite	1.82m x 2.56m	5'12" x 8'5"
Bedroom 3	3.10m x 5.92m	10'2" x 19'5"
Bedroom 4	3.17m x 5.92m	10'5" x 19'5"
Utility	1.97m x 2.56m	6'6" x 8'5"
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FIRST FLOOR

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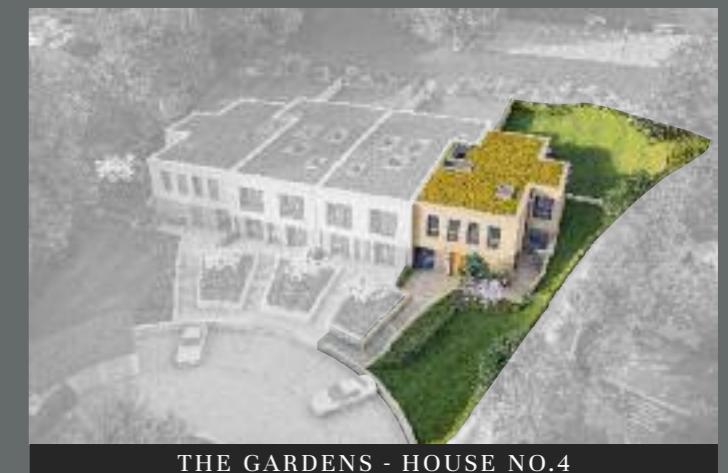
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GROUND FLOOR



FIRST FLOOR



THE GARDENS - HOUSE NO.4



HOUSE NO.4 - GARDEN AREA



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A green haven in the city

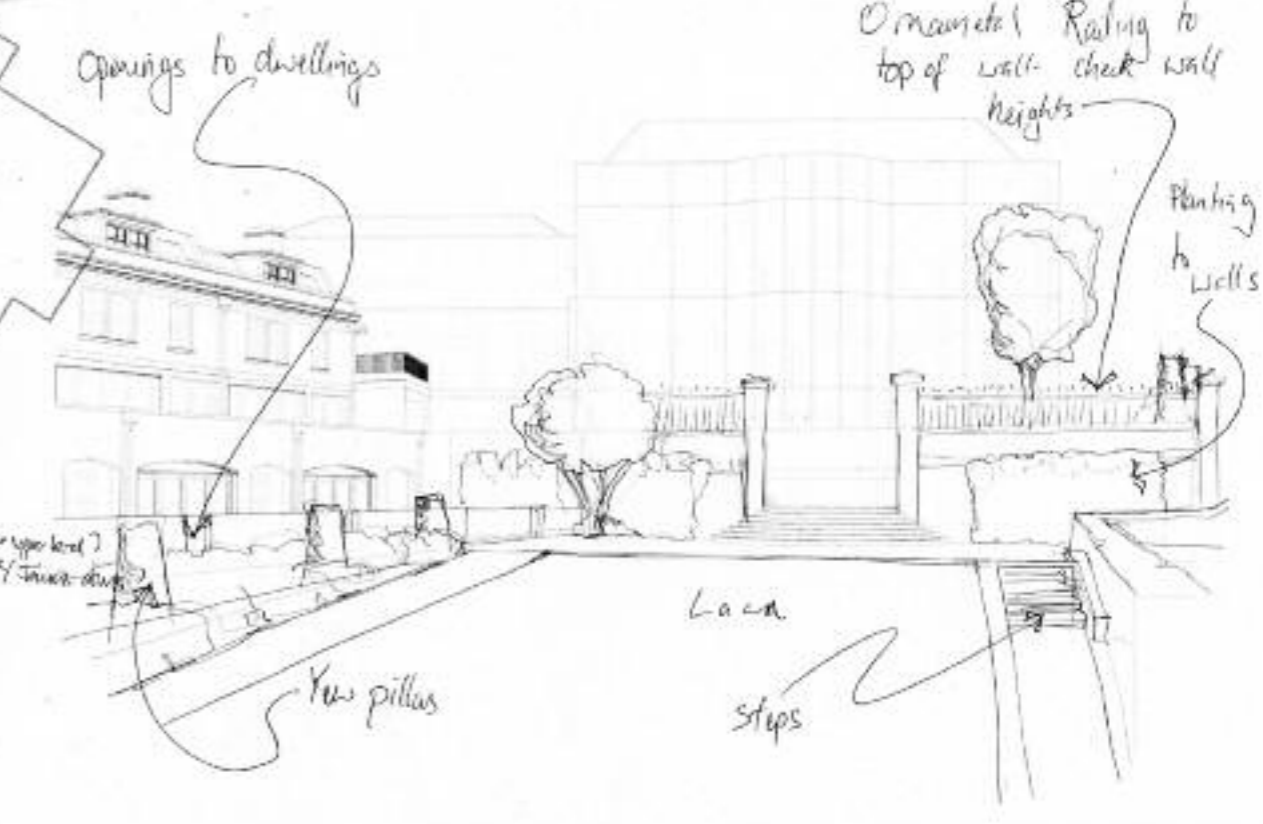
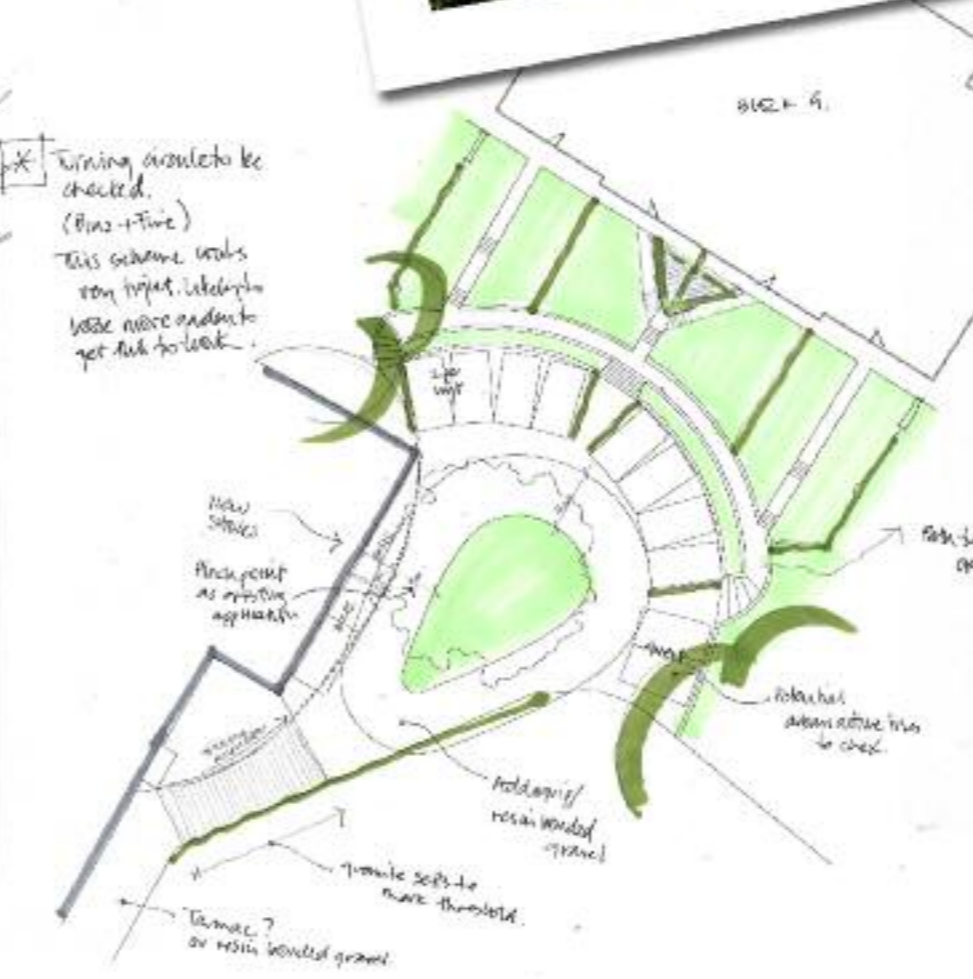
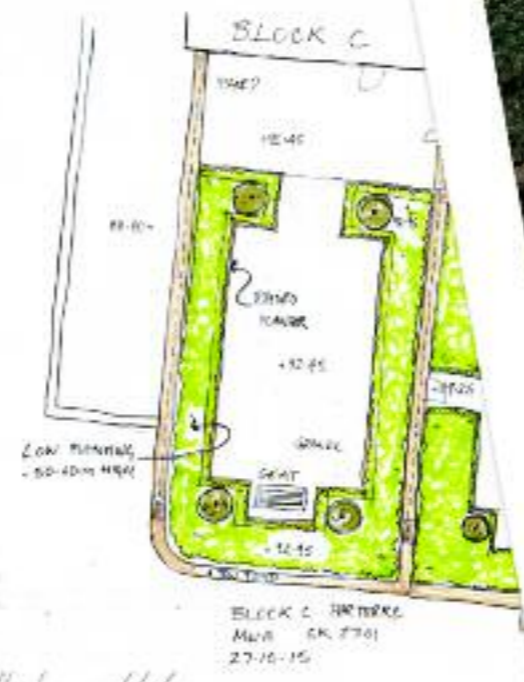
Landscape architects, Matthew Wigan Associates are dedicated to establishing expressive and enduring designs.

"Our strength lies in our ability to create landscapes of quality that successfully deliver to the broadest community. Our aim is to design meaningful spaces through an imaginative and considered approach, underpinned by a rigorous technical understanding."

Gated access into The Gardens offers a private drive up to this hidden gem within the heart of historic Bath.

From a secure parking area, the homes each have a private, stepped terrace up to their raised front door. Rear private gardens have generous paved outdoor spaces leading directly from the main living area. Broad stone steps lead up to the upper lawns, which open out to the extensive parkland. Above the development, parkland has been retained and enhanced, providing a rich communal green space for wildlife including butterflies and dragonflies. A bat house and hotel has also been provided to help protect this endangered species.

All the properties enjoy direct access on to the parkland, with circular walks, panoramic views over Bath, the restored terraced gardens and a private tennis court.



Interior Design



Acorn has partnered with Lambart & Browne to create stylish and intelligent interiors within each of the properties at The Gardens.

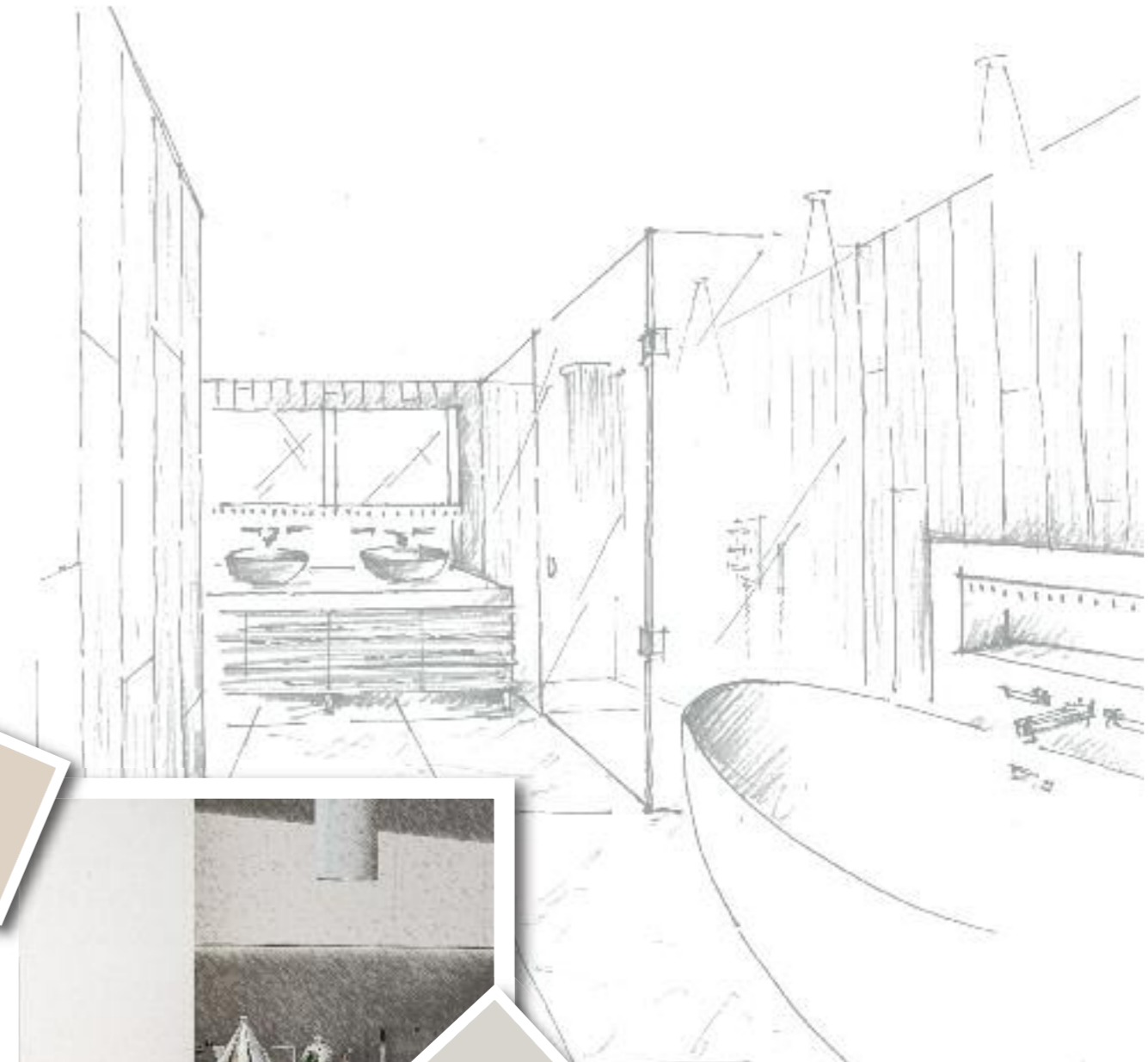
Founded in 2010, Lambart and Browne is a multi award-winning practice and has forged a strong international presence within the interior design sector. Highly regarded within the property industry, the company designs exclusive interiors for the world's most discerning clients.

Hope House has been designed using high quality materials to subtly define the living spaces. High ceilings and roof lights allow the living areas to be imbued with natural light and magnifies the feeling of spaciousness. A combination of old and new materials allows a blend of traditional, classic and contemporary styles which vary across the different structures.

The design of each property celebrates natural materials and lets them define the different spaces and how they are observed. The traditional BATH STONE, a type of oolitic limestone is prevalent around the city and has been used to link the heritage of the surrounding 18th century Georgian architecture with the contemporary design of The Gardens.

The combination of materials is an integral part of the interior design for these homes. True English craftsmanship is shown in the metal work, including antique bronze finishes and the white Roman inspired marble which marry form and function.

Our vision for The Gardens



The refinement is found in the detail

The detailing is all you would expect from a development of this stature - from underfloor heating to iPad controlled lighting and music.

Kitchen

- Fully fitted kitchen by Leicht
- White lacquered silk matt finish to cabinets with handle-less design
- Corian worktop with seamless Corian sink and concrete splashback
- Island unit with wet cast concrete worktop
- Range of Miele appliances to include:
 - Integrated full height fridge
 - Integrated full height freezer
 - Built in multifunction single oven
 - Built in combination microwave oven
 - Built in coffee machine
 - Two built in warming drawers
 - Five zone induction hob with onset controls
 - Ceiling mounted extractor
 - Fully integrated dishwasher
- Pop up socket to island unit
- Built in wine cooler
- Space saving recycling bin

Interior Finishing

- Walls and ceilings in matt emulsion to interior designer's specification
- Grooved square profile architrave and skirting
- Mixture of painted internal doors, timber veneer jib doors and glazed doors
- Brushed nickel door handles
- High performance Velfac window system
- Thin profile patio doors by Fineline
- High performance contemporary front door by Urban Front
- Engineered timber flooring to kitchen, living area, stairs and first floor landing
- Hexagon limestone tiled flooring to entrance hall with inset coir mat
- Carpet to bedrooms
- Dressing room to master bedroom with fully fitted wardrobes including a combination of rails, shelves, drawers and integrated lighting

Electrical Fittings & Communications

- Iguzzini lighting throughout including a mixture of LED recessed downlights, recessed track lighting, pendants and wall lights
- Automatic lighting to bathrooms
- 5 amp lighting circuit to principal reception rooms and all bedrooms
- TV aerial and data points to living room and bedrooms
- DALI controlled light switches to specified areas
- In built SONOS music system and speakers to selected areas
- iPad controlled lighting and music
- Wall mounted docking station for iPad
- Brushed nickel light switches and sockets
- External socket to rear patio
- USB double sockets to selected areas
- Option for external speakers



Specification

Specification

A study of space and light

Inside and out, Acorn has utilised the specialist skills of architects, space planners and designers.

Bathroom/En-Suite/Cloakroom

- Porcelain wall tiles by Mandarin Stone
- Honed marble floor tiles by Mandarin Stone to master bathroom
- Large format porcelain floor tiles by Mandarin Stone to en-suites
- Honed marble basin by Mandarin Stone bathroom and en suites
- Contemporary design white sanitary ware by Duravit
 - Wall hung WC with soft close seat, concealed cistern and dual flush plate
 - Double ended bath to master bathroom
- Brassware by Vado in brushed nickel
 - Wall mounted taps
 - Handshower set over bath
 - Ceiling mounted slim line round shower head
 - Hand shower set
- Clear glazed bath screen or shower screen
- Heated towel rail
- Bespoke vanity unit to master bathroom
- Accessories include robe hook, toilet roll holder and towel ring in brushed nickel

Heating/Hot Water

- Highly efficient combi boiler - Viessmann 200-w system boiler with Weather Compensation and Hot water Cylinder
- Under floor heating throughout - Heatmiser Neostats with intelligent controls via wireless network connection
- Plumbing for washer / dryer in utility room

Car Parking

- Private driveway
- 2 car parking spaces per house
- 1 shared visitor space

Security

- Pre wired for alarm – alarm offered as sales extra

External Finishes

- Private access to tennis court and communal gardens
- Paved rear patio in Indian sandstone flagstones
- Communal bin store (below sedum roof)
- Private, secure store area
- LED Lighting
- Electric access controlled gates with video intercom



All images are of previous Acorn developments.
1. Porthtowan, Cornwall
2. London
3. Portishead, North Somerset

About Acorn

Acorn's passion has been to change the face of areas through innovative regeneration and exciting new architecture; whilst creating the kind of places people want to live, work and spend time in.

With over 20 years of success, Acorn looked to Bristol and the surrounding region to expand and in 2013 launched a regional office in Bristol city centre.

Acorn Bristol offers properties without compromise, designed to deliver the very best in contemporary living. The projects range from urban apartments to riverside homes to conversions within beautiful

listed buildings. These distinguished developments are sensitive to their surroundings creating inspiring and individual homes.

Acorn has offices in London, Cornwall, Bristol, Cardiff and Hampshire offering a regional led philosophy coupled with a unique approach to place making through regeneration and development.



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different by design

