

INIGO



Ashford's Tower

BATH, SOMERSET

£495,000 SHARE OF FREEHOLD

Once an astronomer's stargazing folly, this six-storey Grade II-listed house in Bath forms part of the Moorlands estate. Its living spaces have been positioned at the top of the house to maximise views and light, with an oculus window specially designed for stargazing. There are two bright double bedrooms, and the house is surrounded by verdant private residents' gardens of one and a half acres. The city centre and train station are within walking distance, with regular and direct services to London Paddington in around 80 minutes.

Setting the Scene

Ashford's Tower was built in 1881, a later addition to the neighbouring 19th-century country house that also forms part of the Moorlands estate. The tower was built for eminent doctor and astronomer Dr Edwin Ashford, who used it as a folly for stargazing. Bath and the surrounding areas are particularly notable for astronomy; one hundred years previous to the construction of Ashford's Tower, William Herschel discovered Uranus from his garden in Bath, using a homemade telescope.

Ashford's Tower

BATH, SOMERSET

£495,000 SHARE OF FREEHOLD



The landscape surrounding The Moorlands has also proved inspiring over the years; in 1864, the celebrated author Anna Sewell lived at Moorlands Court, and it is thought that its lush green expanses inspired scenes depicted in her novel 'Black Beauty'.

Ashford's Tower is constructed from honey-coloured Bathstone and retains many of its period features, including a crenellated parapet and an oculus window on the top floor.

The Grand Tour

A quiet lane winds through a canopy of trees and parkland to the Moorlands, which is accessed via private electric gates. Surrounded by beautifully landscaped gardens, the entrance to the house is via a pretty south-facing courtyard.



The tower is entered on the ground floor, where there is an entrance hall and a guest WC. The living spaces have been placed on the uppermost floors to maximise light and views. On the fifth floor, windows on all four sides capture panoramic views of the landscape, stretching toward the surrounding hills. A cleverly positioned oculus window is perfect for stargazing here, and the space is drenched in a dusky pink paint. An area on the landing is currently used as a study, its large sash window providing uninterrupted views of the treetops and skyline beyond.

An open-tread staircase descends to a second quadruple-aspect sitting room with arresting vistas across the countryside. The kitchen occupies the third floor, its walls washed in forest green. There is ample room for storage and appliances, as well as space for a dining table. Exposed rafters overhead have been painted white, and the room is filled with light spilling in from sash windows on two sides.

The principal bedroom is found on the second floor, raised a half-level above the landing. Its vaulted ceiling is inset with a series of recessed skylights to create a bright and serene retreat. This floor is also home to a beautifully finished bathroom with a bathtub.

On the first floor is an additional double bedroom. It has exposed painted rafters, and shelving has been cleverly inset into a series of recessed alcoves.

Ashford's Tower

BATH, SOMERSET

£495,000 SHARE OF FREEHOLD



The Great Outdoors

At the front of the tower, a south-facing walled courtyard is shared between the residents of the tower and those of the adjacent building. Bordered by an original stone wall, it has paved and gravelled areas, with ample space for sitting out.

Residents of the Moorlands also have access to extensive private gardens, largely laid to lawn and interspersed with a wonderful variety of specimen trees, many of which were planted by Dr Ashford, as well as flower beds brimming with colour. A rare Ginkgo Biloba is a particular delight, and there are multiple seating areas for quiet contemplation.

A designated parking area provides space for residents and guests.

Out and About

Ashford's Tower sits in a lush green landscape within the grounds of the peaceful Moorlands Park. The neighbourhood of Bear Flat is approximately a 20-minute walk away, home to the highly regarded Menu Gordon Jones restaurant, as well as a Co-op and a pub. Even closer to home is The Moorfields, a Victorian pub that serves a delicious Sunday roast.

The green spaces of Alexandra Park and Lyncombe Hill fields are within walking distance, while Royal Victoria Park in the city centre provides a beautiful green expanse and is home to the revered Botanical Gardens. The Bath Skyline Walk begins in the beautiful Prior Park Landscape Garden, managed by the National Trust and featuring the famed Palladian Bridge. For further adventures in nature, the Cotswold Way lies directly to the north of Bath, and the Two Tunnels route, taking in the UK's longest cycling and walking tunnel, the spectacular Tucking Mill Viaduct and the Dundas Aqueduct, is easily reached.

Ashford's Tower

BATH, SOMERSET

£495,000 SHARE OF FREEHOLD



Bath has a particular focus on independent shops, restaurants and cafes. Widcombe Parade is just an eight-minute drive from the house and has a great assortment of cafes, restaurants and shops. Just over the Half Penny Bridge and into town are firm Inigo favourites Colonna and Small's, the Beckford Bottle Shop, Cafe Lucca, Corkage and Landrace Bakery. The weekly Farmer's Market at Green Park is excellent for fresh groceries, while the Olive Tree restaurant, Bath's only Michelin-starred establishment, is just off the famed Circus. The city's cultural distractions are plentiful, with brilliant theatres and galleries; the Holburne Museum, the Fashion Museum and The Edge arts centre all hold world-class exhibitions.

Bath is renowned for the quality of its schooling and includes King Edward's, Ralph Allen School, Prior Park College, Royal High, Royal High Junior School, Kingswood School and Kingswood Preparatory School. Closest to home is Moorlands Junior School, just an eight-minute walk from the house.

Bath Spa rail station is a 10-minute drive (or a 12-minute cycle) from the house, and runs regular services to London Liverpool Street in approximately one hour and 20 minutes. Oldfield Park station is a 20-minute walk away, and provides trains to Bristol in around 15 minutes. The M4 motorway lies to the north of the city and is quickly reachable by car in approximately 20 minutes, while Bristol airport is around 20 miles away.

Tenure: Share of Freehold Q Lease Length: Approx. 974 years remaining Q Service Charge: Approx. £4,300 per annum Q Council Tax Band: B

INIGO



About

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.