

INIGO



Mall House

BATH, SOMERSET
£1,900,000 FREEHOLD

A resolutely unique collection of spaces, quite unlike anything in the area, Mall House is a remarkable home occupying a spectacular elevated site on the outskirts of Bath. Each of its buildings has a distinct charm and character, from an enchanting stone-built cottage to peaceful wood cabins and inviting timber-framed yurts. Set on a sloping site, the surrounding grounds stretch to almost three acres and are formed of ancient woodland, productive vegetable gardens, and swathes of lawn set against breathtaking panoramic views. Despite its overwhelming tranquillity, Bath's city centre is easily reached in around 15 minutes by car, or by bicycle in around 40 minutes.

We've written about life at Mall House in greater depth in our Almanac.

Setting the Scene

Mall House is nestled in a private and secluded plot in the Cotswolds National Landscape. It lies in Lansdown, an elevated pocket of Somerset countryside on the northern fringes of the city of Bath. Lansdown has a storied history, with roots reaching back to the English Civil War.

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The site lies at the end of a winding private road, completely out of sight on the approach. An organic nexus of welcoming spaces, the home has grown organically over the years. Buildings and structures have been added, gradually expanding to create a set of flexible spaces designed to accommodate friends, family and community. Secluded but within easy reach of Bath, Bristol and, via a direct train, London, Mall House is a retreat for the senses amid a rejuvenating and peaceful landscape.

The Grand Tour

The Main House



Namesake Mall House is perched on the highest point of the site, an enchanting stone cottage completely embedded in its habitat, anticipatively reached by a series of steps trailing up through the tiered gardens. There are several access points: the primary entrance positioned at the back of the house or, perhaps more naturally, via the timber-framed glass leading directly from the terrace.

From here, an all-encompassing interior unfolds across a single storey, a series of interconnected living spaces that feel completely in-keeping with the natural backdrop. Organic materials prevail, from the exposed stone fireplace to the age-old timber beams overhead. The open-plan living space, around which the main house is oriented, adapts effortlessly through the seasons. Glass doors swing open in the summer months, merging the inside and outside; in winter, the space transforms into a cosy zone to hunker down in, soaking up the warmth of a log-burner at one end.

Handcrafted joinery pops with bright bursts of colour, while carefully curated decorative features sourced from far-flung travels pepper the interiors. Clean-lined stainless-steel units pair perfectly against the warm oak floorboards underfoot. On one side of the kitchen is a large Aga, and a sink well placed beneath a window that looks out to the garden. Tall ceiling heights provide an amplified sense of volume and space, and a large back kitchen/utility space, with a large pantry, adjoins.

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There are five bedrooms in the main house, each bright and generous in size and characterised by artful touches to the interior. Each bedroom has direct access to the courtyards, retaining a constant connection to the outside, and the main bedroom has its own log-burner: a wonderfully tranquil retreat from the rest of the house. They share a large bathroom with a freestanding clawfoot bathtub and a shower.

The Cabin

Set on the lower slopes of the site, The Cabin is a timber-framed single story building, characterised by pitched ceilings cross-hatched by thick oak beams and wide stripped back floorboards. The living space, set out in an open-plan, is extraordinarily bright, with natural light streaming through large picture windows on the east and westerly sides. A large log burner is positioned centrally, and to the opposite end of the room, a solid fuel Aga brings additional warmth. Two bedrooms lie on the northerly side, one of which has timber-framed glass doors leading out to one of the decked terraces. The bathroom is complete with both a shower and a bathtub.

The Summerhouse

The summerhouse has two serene bedrooms (one with an en suite) that extend from either end of a large central reception space. It also has a log-burning stove, along with plenty of room for seating and a dining area. Windows bookend the space, rooting it in its restorative surroundings. Steps ascend from the living spaces to the kitchen, which has direct access to the gardens. Oak floorboards run underfoot, and there is plenty of storage carved out by bespoke joinery.

The Wagon

The Wagon is a playful addition, occupying an atmospheric spot to take in sunsets and birdsong. Open-plan living defines the building, with its long, lateral kitchen, living, dining, and sleeping space. An L-shaped kitchen lies at the far end, with appliances set within the joinery. A log-burner on one side warms the entire space. The wagon also has a separate bedroom, with access directly from the terrace. A shower room adjoins and has a door to the living area, creating a circular and cohesive layout.

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The Studio

Compact but considered, the studio is beautifully designed to optimise the woodland setting and the wonderful natural light. It has a smart kitchenette and bathroom. A log-burning stove warms the space, and French doors opening onto the terrace both draw in light and dissolve the delineation between inside and out.

Yurts

A pair of yurts – used by the current owner to hold ceremonies – are astonishing spaces. Exposed timbers run up to their respective pitches, fostering a wonderful sense of volume. Oak floorboards run underfoot in both, and a series of glazed doors draws in light. Both of the yurts have mains electricity and hot water, care of an electric boiler.

Nearby, a freestanding bathroom with vibrant grassy green tiles, a luxurious roll-top bath and patterned twin basins is well-placed for access from the yurts.

The Great Outdoors

The multiple buildings that make up this singular network dot the home's expansive grounds, which stretch to just shy of three acres. The views are breathtaking, facing west across the surrounding topography – an orientation that captures mesmerising sunsets over the hills.

Crucial to the experience of Mall House, the gardens comprise open tracts of lawn, and unique pockets of dense, ancient woodland to explore. Patios and terraces abut each individual living space, providing space for relaxing on summer evenings. Raised beds and a glasshouse present plenty of opportunity for self-sufficient growing.

Out and About

Lansdown lies on the northern fringes of the city of Bath and is the perfect position for both the feeling of remoteness and proximity to the city. There are boundless opportunities to explore in nature, with extensive networks for walking and cycling, accessible directly from the house.

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Bath's centre is a 16-minute drive or a 30-minute cycle-ride away. The city is served by outstanding retailers and restaurants. Colonna and Small's, Corkage, Landrace Bakery, Solina Pasta, Wolf Wine, Beckford Bottleshop, and the weekly farmers' market are of particular note, and trauls through the Bath Skyline walk, and the picturesque Little Solsbury Hill are all close by. The city's cultural distractions are plentiful, with brilliant theatres and galleries; The Holburne Museum hold world-class exhibitions. We've written more about our recommendations in Bath.

Bristol is a little over 30 minutes away by car and has a thriving art and music scene. Arnolfini and Spike Island lead a well-regarded programme of contemporary exhibitions and performances, while The Watershed is a well-loved institution located along the city centre's harbour.

The broader independent food scene in Bristol has shot up in recent years, with hordes of restaurants cropping up in the centre and throughout the city's neighbourhoods. Notable highlights include Wilsons, Little Hollows, Paco Tapas and Cotto. We've also written more about Bristol in our Journal, and got some recommendations from local photographer Emli Bendixen.

There are plenty of excellent state-run and private schools in the surrounding area. Royal High School Bath GDST and Kingswood School are well-regarded options in Lansdown.

Transport links are excellent, with Bath Spa train station easily reached, providing a direct line to London Paddington in under 80 minutes. The M4 motorway lies to the north of the city.

Council Tax: C

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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.