



INSPIRING

HOME TRUTHS

THE PROPERTY

Edwardian semi-detached

LOCATION Bath

ROOMS Hall, sitting room, kitchen-diner, study, utility room, six bedrooms (two en suite), bathroom, shower room

PURCHASED 2014

PREVIOUS PROPERTY

'Dominic lived in an Edwardian terrace, while I lived in a new build,' says Jonathan.



HALL

This area features a repainted original butler's pantry. Alastair table, £3,828, Justin Van Breda



KITCHEN-DINER

Dark-brown suede-textured wall panels add depth to this large, airy space.

Wall panels in Mura suede P7045, £55.50m, Mura spec. Chair covers and tablecloth in Camengo Blooms, £56m, Jane Clayton. Lacey ceiling pendant, £420, Elstead Lighting

A NEW DAWN

Jonathan Hazlett and Dominic O'Sullivan have revived a faded period property, with a nod to its past and a look to the future

FEATURE VICTORIA JENKINS | PHOTOGRAPHY WILLIAM GODDARD

SITTING ROOM

Soothing greys create a tranquil feel.

Sofas and ottoman, price on request, Etons of Bath; covered in Modena Cloud velvet; piping in Modena Midnight, both £20m, J Brown Fabrics. Antiqued mirror tiles with black barrelled trim, £780sq m, Looking Glass of Bath



Having each sold a house, Jonathan Hazlett, a lawyer, and his partner Dominic O'Sullivan, a dentist, began to look for a home of their own in Bath. 'There wasn't much available so we eventually viewed a three-storey Edwardian villa, which had been on the market for quite some time,' says Jonathan.

It soon became obvious why. 'The amount of work it needed had clearly put most people off,' continues Jonathan. 'It was very tired and run down. There was woodchip wallpaper everywhere and carpets in an unappealing pink. And despite there being six bedrooms, there was only one bathroom, which was abysmal. The kitchen was very small, too.'

However, the couple were looking for something to do up so they could put their own stamp on it. 'It did have a comfortable, homely feeling,' says Dominic. 'All the original features, such

as the fireplaces, the stained glass in the porch, the bell-pull and the dumb waiter had been retained.'

So Jonathan and Dominic took the plunge, bought the property and decided to return it to its former glory while renting nearby for six months. 'The house had to be rewired, replumbed and partly replastered,' says Jonathan. 'We put in a new boiler. Part of the roof had to be repaired, so we incorporated skylights into it and into the utility room roof, which extends into the rear garden.'

All the sash windows were restored and the bathroom was refurbished. Space was borrowed from the second-floor landing to make a new en suite, and another was created from excess bedroom space on the first floor. The ground-floor cloakroom was also enlarged to create a shower room.

A new kitchen was needed, so the wall between the original kitchen and dining room was knocked down to create one large

KITCHEN

The couple selected classic Shaker units for a timeless finish.

Cabinetry, £21,340; Misty Carrara Caesarstone, £540sq m; sink, £336; tap, £192, all Bath Kitchen Company





STUDY
Framed pictures and mementoes create a gentlemen's club feel. Walls painted in Brinjal estate emulsion, £45 for 2.5L, Farrow & Ball. Cushions made in Brodie, £111m; and Oban, £84m, both Nina Campbell

space and a galley-style utility room was added at the rear. 'We thought the work would take six months but it took 10,' says Dominic. 'So we had to move in while it was still a building site. The problem was that because of our long working hours, we couldn't easily project-manage.'

Every room needed attention, whether it was a chimney to be swept, a blocked fireplace to open up, or new flooring to be laid. After that, it took many more months to finish the decorating. 'One crisis was when a pelmet was being put up,' says Jonathan. 'The ladder slipped and crashed down, taking a big chunk out of a new radiator, breaking the window and chipping the sill – just as we were about to go away.'

Jonathan and Dominic had brought some items of furniture with them but asked designer Peter Higgins of Etons of Bath

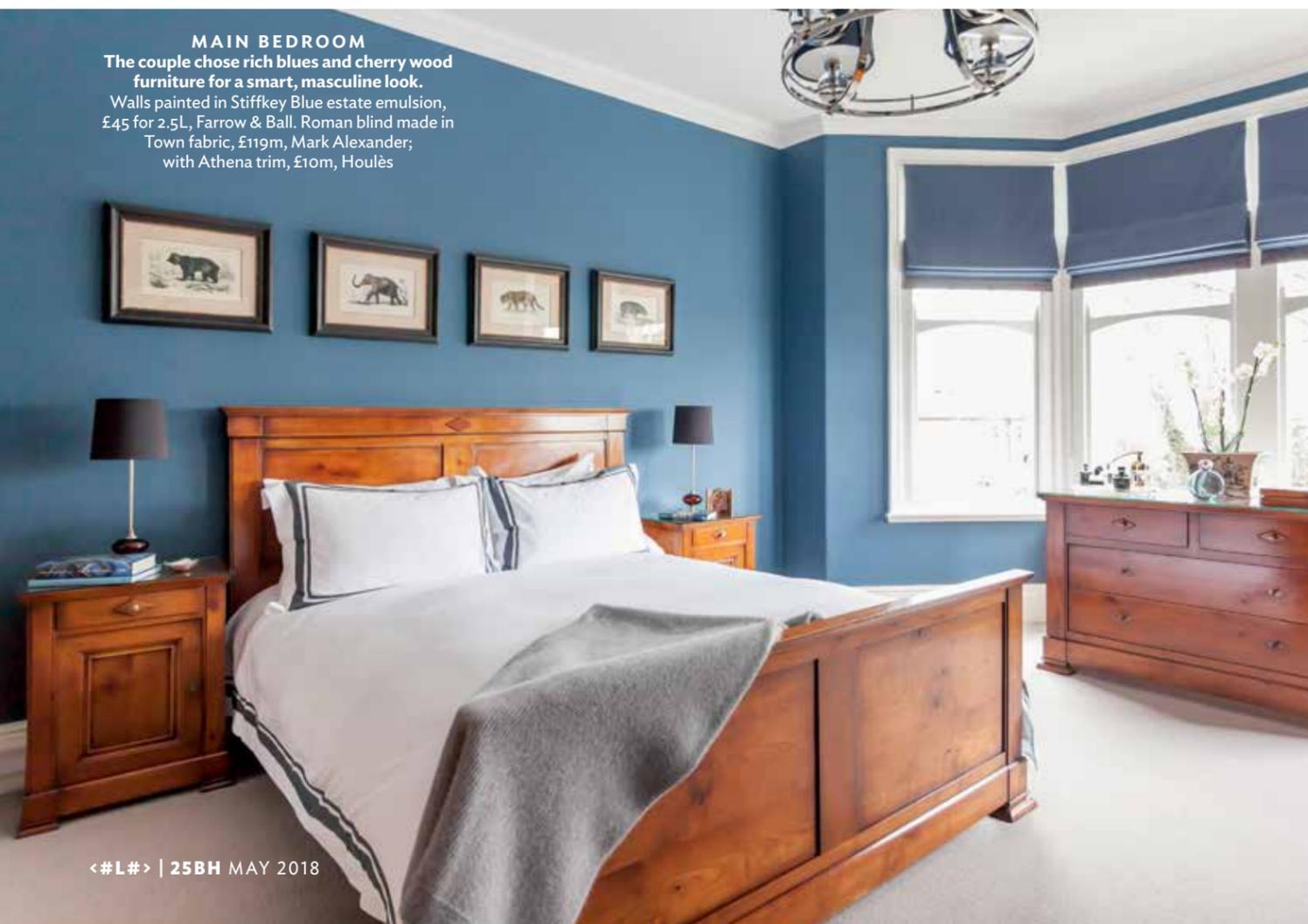
to advise on pulling a new look together. 'We wanted a subtly masculine scheme,' says Jonathan. 'The style we came up with gives a nod to the age of the house yet is contemporary, too. For instance, our radiators are new but in an old-fashioned, tubular design.'

'And our kitchen-diner is particularly striking, as one wall is covered in dark-brown suede,' he adds. 'As for my study, I wanted the effect of a gentlemen's club, with rich plum colours. For the blinds in the guest bedroom, Peter sourced some beautiful silk fabric in pink. At first we thought it looked too feminine, but now we absolutely love it.'

The couple's favourite aspect of their new home is its flexibility. 'It's cosy enough for two but it accommodates friends and family without ever feeling crowded,' says Jonathan. 'To us, that's the sign of a perfect home.' 25



GUEST BEDROOM
Shades of pink and brass accents bring a soothing warmth to this scheme. Blinds made in Mariedal Carrington, £92m, Designers Guild. Bed runner in Heather wool, £47.95m, Moon; edged in Cosmo, £31.50m, Sahco. Linnel occasional chair, from £65, Robert Langford



MAIN BEDROOM
The couple chose rich blues and cherry wood furniture for a smart, masculine look. Walls painted in Stiffkey Blue estate emulsion, £45 for 2.5L, Farrow & Ball. Roman blind made in Town fabric, £119m, Mark Alexander; with Athena trim, £10m, Houllès

INSPIRATION *'We wanted a modern look that reflected the house's origins but which was stylish and practical, too – masculine but not harsh or austere'*



MAIN BATHROOM
Traditional fittings suit this period setting. Burlington Edwardian single elliptical lights, £99 each, Victorian Plumbing. Art Select Hickory Peppercorn flooring, £40sq m, Karndean Designflooring



UPSTAIRS LANDING
The cleverly designed pivoting door to this storage area is clad in tongue-and-groove panelling so it blends into the wall. Cupboard, price on application, Peter Higgins of Etons of Bath



EN SUITE
Provençal-style floor tiles add subtle pattern. Boulangerie floor tiles, £75sq m; Forecast wall tiles, £90sq m, Fired Earth. Burlington Edwardian basin with washstand, £539; Burlington Claremont taps, £139, both Victorian Plumbing