

8 Henrietta Street
Bath
BA2





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Bath

An elegant, beautifully proportioned Grade I listed Georgian townhouse in the heart of Bath.
Currently split into two apartments.

Ground Floor | Entrance Hall
First Floor | Drawing Room | Kitchen/Breakfast Room
Second Floor | Principal Bedroom with En Suite Bathroom | Double Bedroom | Shower Room
Third Floor | 2 Double Bedrooms | Single Bedroom/Office | Bathroom
Half Landing to Lower Ground Floor | Utility | Cloakroom
Lower Ground Floor | Garden Room | Extensive Cellarage | West Facing Garden
2 Bedroom Self-Contained Maisonette

Bath Spa Railway Station | 0.5 mile
Bath City Centre | 0.2 mile
M4 (Junction 18) | 9 miles
Bristol | 14 miles



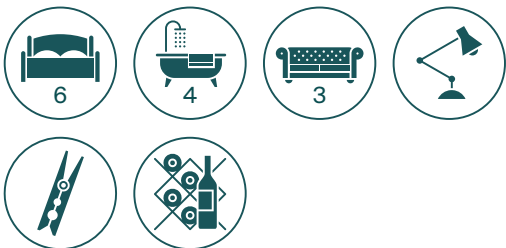
Bath
4 Wood Street, Queen Square, Bath BA1 2JQ

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Light and spacious rooms with retained architectural detail.



Henrietta Street occupies a magnificent position within one of the most historic and architecturally important Georgian areas of Bath.

The city centre is a few minutes' level walk past the fountain at Laura Place and across the famous Pulteney Bridge. Bath Spa railway station is a 10 minute walk; and just a minute away are the attractive gardens of Henrietta Park and the larger and more formal Sydney Gardens at the end of Great Pulteney Street. Rural walks and cycle rides may be enjoyed along the river and Kennet and Avon Canal, giving access to beautiful open countryside. The city centre offers a wide range of amenities including extensive shopping, Waitrose supermarket, museums, theatres, restaurants and cafes. Well regarded schools are nearby including King Edwards, Prior Park College and Bathwick St. Mary's Primary School and Widcombe Primary and Junior Schools.

This splendid Grade I listed Georgian townhouse with self-contained maisonette is arranged over five floors and benefits from wonderfully light and spacious rooms with retained architectural detail. The rooms at the front of the house look out onto the mellow Bath stone of the houses opposite; the rear rooms and half landing windows face onto the garden and city skyline beyond.

The main portion of the house is accessed via an elegant private reception hall with ornate plasterwork and original stone floor. A Georgian cantilevered staircase leads onto the upper floors. The first floor contains a beautifully proportioned drawing room featuring three tall sash windows with working shutters, a central fireplace and stunning corniced ceiling. Original bridal doors lead through to a large kitchen. The master bedroom with en suite bathroom is on the second floor as well as an additional bedroom and shower room. The third floor has two further bedrooms, a study and family bathroom.

Stairs from the ground floor entrance hall lead down to a cloakroom and utility room, and down again to a garden room with double doors onto a delightful west facing walled garden with two mature well pruned trees and borders planted with a variety of bulbs and mature shrubs and climbers. There is also extensive cellarage.

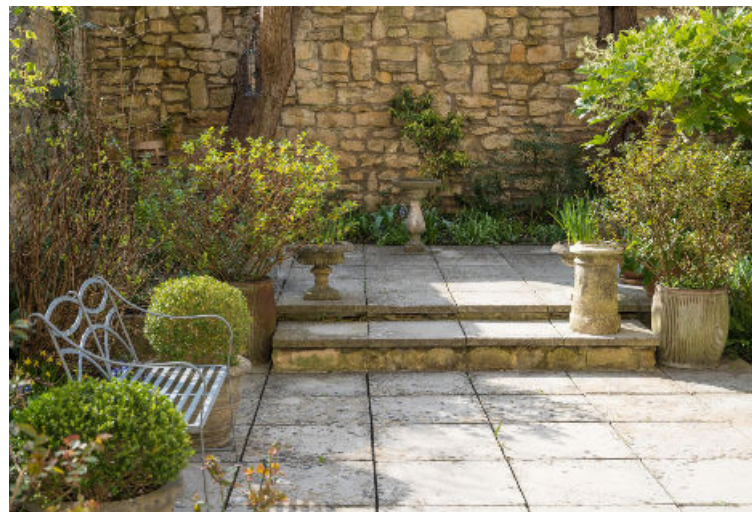


The maisonette enjoys a private entrance accessed via steps down from the front of the property onto a generous courtyard with storage vault. Both floors offer high ceilings and large windows. On entering there is a cloakroom, sitting room and large adjacent room suitable for kitchen/dining leading out to a small private courtyard. The floor above includes two double bedrooms and a bathroom. There is ample storage throughout.

Residents Parking Permit available.



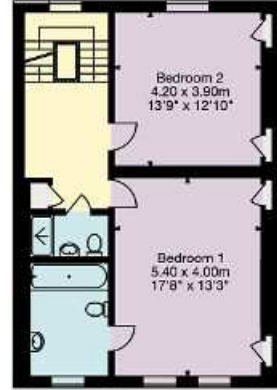
Driving from Queen Square, head west and follow the A4 towards Princes Street. Follow the road around the square and turn left onto Gay Street. Follow the road right onto George Street. Turn right onto Cleveland Place, then second right onto Henrietta Road. Number 8 is on the right hand side. Walking, the route is more direct, through the city centre over Pulteney Bridge and onto Argyle Street. At Laura Place and the fountain at the end of Great Pulteney Street turn left onto Henrietta Street.



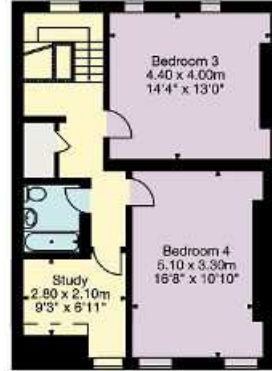
Lower Ground and Ground Floor
90 sq m/968 sq ft
First, Second and Third Floor
230 sq m/2,490 sq ft
Cellar
53 sq m/570 sq ft
Total Area
373 sq m/ 4,028 sq ft



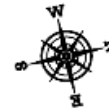
First Floor



Second Floor



Third Floor



Services

We are advised that mains water, electricity, gas and drainage are connected to the property.

Local Authority

Bath and North East Somerset - 01225 477000

Tenure

Freehold

Council Tax

Upper Floors - Band E

Lower Maisonette - Band D

Viewings

Strictly by appointment with the agent.



- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space

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I would be delighted to tell you more.

Charlie Taylor

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated [xxxxxxxx 20xx]. Photographs and videos dated [xxxxxxxx 20xx].

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