

35 Henrietta Street  
Bath  
BA2







# 35 Henrietta Street

## Bath

An elegant Grade I listed Georgian townhouse, with self-contained flat, in a prestigious central Bath location.

Lower Ground Floor | Kitchen/Dining Room | Reception Room | WC  
Ground Floor | Hallway | Living/Reception Rooms  
First Floor | Principal Bedroom | En Suite  
Second Floor | 2 Bedrooms  
Third Floor | 2 Bedrooms | Bathroom  
Self-contained 1 Bedroom Garden Flat  
Outside | Walled Garden | Courtyard | Vault

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

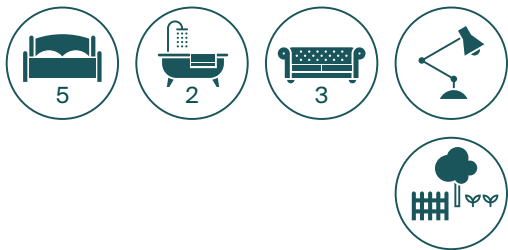


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## An elegant home with quality historical details.



Henrietta Street is adjacent to Laura Place Fountain and Great Pulteney Street, the widest and grandest street in Bath, connecting Bath city centre with Bathwick via Pulteney Bridge. Bath has a wide range of independent re-tailers, restaurants, museums, theatre and art galleries, all of which are close by; Waitrose supermarket is within 0.2 miles on foot. To the rear of the property the gardens of Henrietta Park with its fine selection of trees can be enjoyed, as can the larger and more formal Sydney Gardens at the end of Great Pulteney Street.

The scale of Georgian architecture is impressive on every floor of this capacious home, which has been extended further at the rear, creating two extra living rooms (one in the flat) and garden access from two floors. It should be noted that the ground floor at the street side is the first floor at the rear, thus all five floors benefit from natural light.

Inside, an internal porch leads to a light and airy hallway, with tiled flooring and an ornate ceiling arch that echos the entrance and ground floor front windows and frames the staircase both up and down. To the left is the grand reception room which stretches the length of the house, with light flooding in from either end; it appears as two rooms made into one with an arch in the centre and fireplaces as well as traditional column radiators featured in both spaces.

Downstairs, there's an impressive kitchen/dining room with a slick, contemporary kitchen complementing and contrasting with the Georgian architecture; exposed Bath stone juxtaposes sleek and streamlined white units. The hob sits inside the original stone fire burning stove of the house, a wall of wooden cupboards frames the four Miele ovens, and an island unit includes a second sink, breakfast bar and dining area, while there is still plenty of space for a dining table and seating. Also on this floor is a WC and a reception room which would make a perfect home office area with floor to ceiling windows overlooking the garden.

The whole of the first floor is given over to the principal bedroom and en suite bathroom - both grand in scale and decor with grey marbled tiling, two hand basins, spacious shower and copper, freestanding William Holland bath in the latter.

On the second floor, there are two bedrooms, and upstairs to the third floor, a further two bedrooms, a bathroom and storage on the landing.



Please note, the furniture in this image has been virtually staged.



Throughout this elegant home, quality historical details such as panelled doors and windows, window shutters, dado rails, ornate coving, and stone or marbled fireplaces have been refurbished and are in perfect condition. The main house benefits from a smart doorbell system and smart (Nest) multi-zone heating system.

The self-contained garden flat is accessed via steps down at the front of the property where there is also a courtyard and storage vault. Inside, there's a bedroom, bathroom, kitchen and living room - all recently refurbished and decorated and featuring brand new appliances. The living room has floor to ceiling bi-fold doors overlooking the garden and a door that leads out into it.

The walled garden has two paved patios - one by the house and the other at the rear of the garden, across the lawn, so the whole of the outside space can be enjoyed at different times of day.



*Driving from Queen Square, head west and follow the A4 towards Princes Street. Follow the road right around the square and turn left onto Gay Street. Follow the road right onto George Street, continuing straight ahead at the roundabout and staying in the right hand lane. Turn right onto Cleveland Place, then second right onto Henrietta Road. Number 35 is on the lefthand side just before you reach the fountain. Walking, the route is more direct, cutting through the city centre and takes 5-10 minutes.*



Approximate Floor Area = 322.8 sq m / 3,475 sq ft



## 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

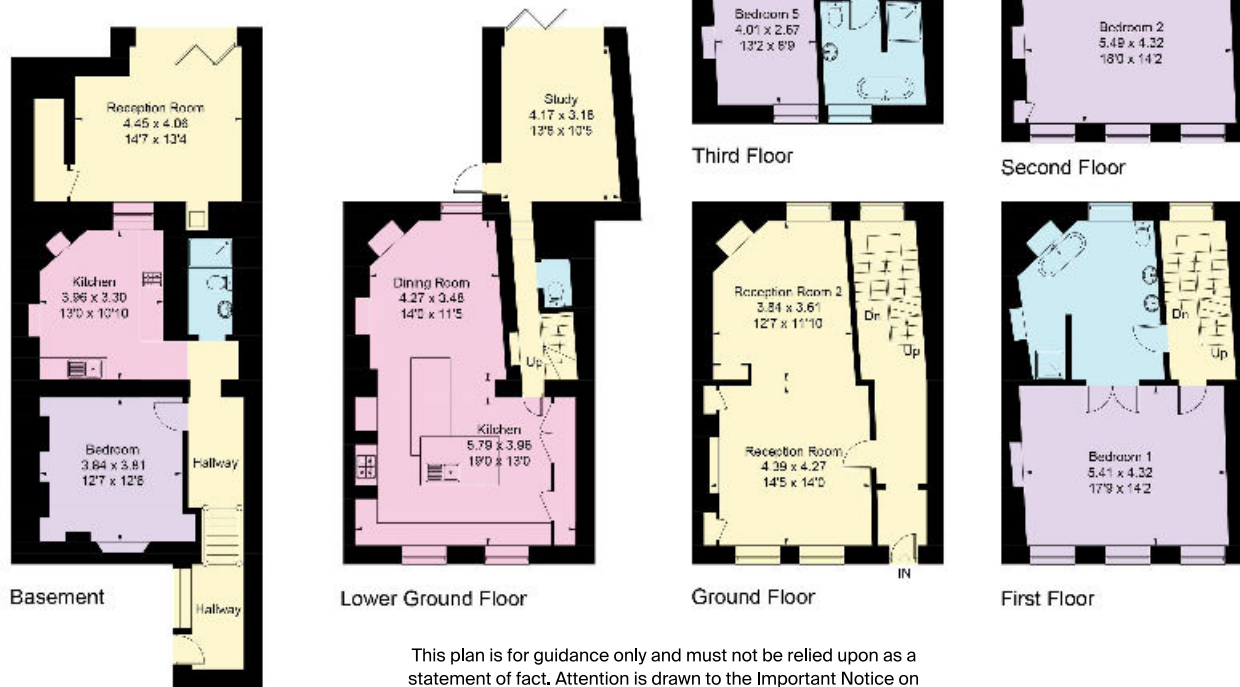
## Council Tax

Band G

## Viewings

Strictly by prior appointment with the agent.

\*These pictures have been virtually staged



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars

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**I would be delighted to tell you more.**

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**Connecting people & property, perfectly.**

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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