



34 Henrietta Street, Bath
BA2



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An immaculate Grade I listed Georgian townhouse with garden, parking and self-contained apartment, all in a prestigious central Bath location.

Summary of accommodation

Garden Level

Media Room | Kitchen/Dining Room | Utility | WC

Lower Ground Floor

Self-contained 2 Bedroom Courtyard Apartment | Bedroom with En Suite

Ground Floor

2 Reception Rooms | Bedroom | En Suite

First Floor

2 Reception Rooms | Laundry Room

Second Floor

Principal Bedroom | Bathroom

Third Floor

2 Bedrooms | Bathroom

Outside

Walled Garden | Balcony



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Situation

Henrietta Street is adjacent to Laura Place 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 retailers, restaurants, museums, theatre and art galleries, all of which are close by; Waitrose supermarket is within 200 meters on foot. To the rear of the property are the gardens of Henrietta Park and Sydney Gardens can be found at the end of Great Pulteney Street.



Tenure

Freehold

Local authority

Bath and North East Somerset



Inside, a light and airy hallway has original Georgian limestone flooring and an ornate ceiling arch - its shape echoing the entrance and ground floor front arched windows with glazing bars. There are two reception rooms, both with period fireplaces, generous ceiling heights and windows with shutters. Wedding doors between the two rooms allow them to be one space or divided into two; the same applies to the reception rooms on the first floor.

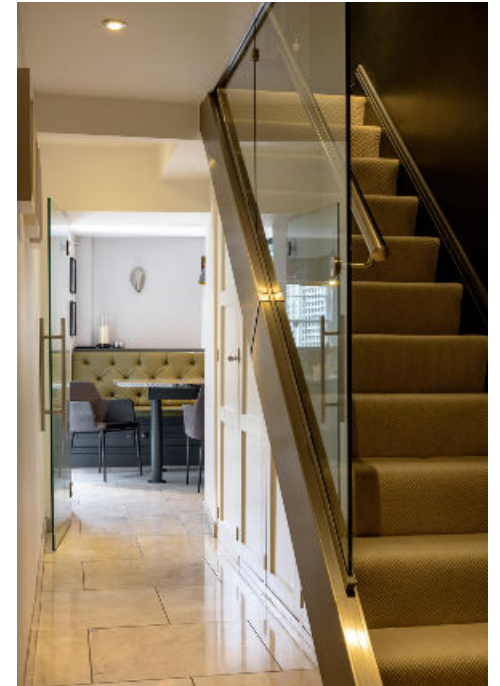
Upstairs, there's a laundry room on the half-landing and on the first floor with a sink and a fridge, there are two reception rooms - again, both capacious with beautiful fireplaces and windows.

On the second floor, the luxurious principal bedroom is decorated in soft, calming hues and features floor to ceiling wardrobes and curtains. The adjacent bathroom has marble tiled flooring and shower, a freestanding bath and double vanity unit. The third floor is home to two further bedrooms and a family bathroom (the other bedrooms in the house are both suites - ideal for guests - and are situated on the half landings between the ground and lower floors).

Decor in the hallway down to the lower ground floors has a more contemporary feel, with glass panelled balustrades on the staircase, spot lighting and dark, painted walls. At lower ground level, there's a cosy media room (great for family movie night), utility, WC and kitchen/dining room that opens onto the garden via bi-fold glass doors. It's a light space thanks to the lantern skylight and the room connects well to the outside spaces, the tiled flooring continuing from the inside, out. The kitchen has a large Aga range and gas hob, American-style fridge/freezer and breakfast bar. The painted wooden units have marble worktops, the same material used for the bespoke dining table with built-in banquette seating.

Throughout this elegant home, quality historical details such as panelled doors and windows, window shutters, dado rails, ornate coving, traditional column radiators and original fireplaces have either been refurbished or replaced and are in perfect condition.





Georgian
architecture
is impressive
on every floor.



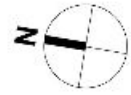
Decorated by professional interior designers, number 34 is immaculate, with quality fixtures and finishes throughout.



The self-contained apartment can be accessed internally on the lower ground floor, as well as via steps down at the front of the property where there is also a courtyard and storage vault.

The walled garden has stone paving throughout and features three outdoor 'rooms' - a dining space closest to the house/kitchen, a central courtyard with water feature and a raised terrace for outdoor furniture and relaxing. Trellising extends the wall height, creating privacy and a framework for ornamental trees and shrubs. At the rear of the garden, steps up lead to a gate and to two private parking spaces.

Approximate Area = 316.0 sq m / 3401 sq ft
 Apartment = 68.0 sq m / 732 sq ft
 Total = 384.0 sq m / 4133 sq ft



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. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventory. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

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Particulars dated February 2022. Photographs and videos dated February 2022.

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