



# 6 Percy Place, BA1

## Five storey house in popular Georgian terrace one mile from Bath city centre

## Summary of accommodation

**Basement Floor** 

Kitchen | Bar Area | WC | Spa Area

**Ground Floor** 

Entrance Lobby | Dining Room | Sitting Room

First Floor

Master Bedroom | Further Bedroom

Second Floor

Bedroom with en suite I Further Bedroom I Shower Room

Third Floor

Bedroom with en suite | Further Bedroom | Bathroom

**Gardens and Grounds** 

Two Outbuildings | Patio and Grassed Area

Bath

4 Wood Street

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#### Situation

Percy Place is an elegant terrace of Grade II listed Georgian town houses located approximately one mile level walk from Bath City centre. There's easy access to the Kennett and Avon Canal and beautiful countryside to the rear.

Local amenities can be accessed in nearby Larkhall village - the high street has a selection of shops plus two pubs and a cafe. There's also a local theatre, community hall and several schools for all ages. Nearby Alice Park is a popular place for locals with a play park, tennis courts and cafe.

Percy Place is well placed for commuters with easy access to the M4 and Bath spa station. There are good pre and primary schools locally, in addition to the excellent selection of both independent and state schools in Bath and the surrounding areas.

#### The House

6 Percy Place is a Grade II listed Georgina town house with many of the period features retained. The house is set over 5 floors with well proportioned accommodation. The entrance lobby leads to the dining room with fireplace and lounge also with fireplace and with views to the garden through two large sash windows with shutters. A cantilever stone stairway leads down to the basement floor with kitchen with framed shaker style kitchen units, a bar area with several storage cupboards housing the Worcester boiler and pressurised water tank, a WC and a Spa Area comprising a Hot Tub and Sauna within the vaults. Doors from the kitchen lead out into the garden area with two outbuildings, a patio area and grassed area.









#### The House

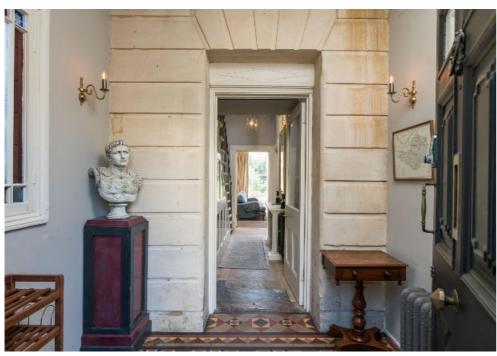
From the ground floor a cantilever stone stairway leads to the first, second and third floors incorporating the six bedrooms. Each bedroom has generous in built storage space and fireplaces and sash windows in a number. The first floor has two bedrooms including the generous sized principal bedroom with fireplace and views to the garden through two large sash windows with shutters. The doorway between the two bedrooms incorporates attractive painted panels. The second floor has two bedrooms, the one to the rear with an en suite shower room. There is a further separate shower room. On the third floor there are two bedrooms and a good sized family bathroom including a separate bath and shower.















## Gardens and Grounds

There are two useful outbuildings within the garden area, a patio area and grassed area





# 6 Percy Place

Approx. Gross Internal Area Main House = 323 sq m / 3,481 sq ft





Ki.chen/Utility

Bathroom/WC

Vaulis/Sturage

Particulars dated July 2022, Photographs and videos dated July 2022,



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