



Percy Place, Bath, BA1





6 Percy Place, BAI

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 | Further Bedroom | Shower Room

Third Floor

Bedroom with en suite | Further Bedroom | Bathroom

Gardens and Grounds

Two Outbuildings | Patio and Grassed Area

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.

Bath

4 Wood Street

Queen Square

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The House

6 Percy Place is a Grade II listed Georgian 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

Bath

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



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