



New King Street, Bath **BA1**

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# Situation

New King Street is conveniently located in the city centre, with all of its amenities and leisure facilities - including Royal Victoria Park with 57 acres of open parkland and botanical gardens - within easy walking distance. Bath has a wide range of independent retailers, restaurants, museums, theatre and art galleries. The city also has a wide range of excellent local schools and the University of Bath has an international reputation for its high standards and Olympic training facilities. Bath has a mainline rail link to London Paddington and Bristol Temple Meads from Bath Spa.



**Guide price:** £1,100,000

**Tenure:** Available freehold

**Local authority:** Bath and North East Somerset Council

**Council tax band:** F



## The House

Number 26 New King Street is a Grade II listed Georgian townhouse in a street of similar terraced properties, including one which is now the Herschel Museum of Astronomy. It is an attractive building, with a classic, columned portico framing the front door and large paneled windows to each floor.

Inside, an elegant hallway has period architectural details including an archway and curved dado rail. There are two good sized living rooms on this floor (currently arranged as one room); both rooms have fireplaces (one working) and several built-in cupboards.

The lower ground floor has good-height ceilings and is light, thanks to its dual aspect windows. The dining room faces south, has a window and doors to the garden, while the kitchen has two large windows and a glass paneled door onto the front courtyard.

The kitchen is packed with historical features: flagstone floor, original stove (next to the newer gas AGA) and floor-to-ceiling dresser. There's an island unit with breakfast bar at the centre of the room, a double ceramic sink at the courtyard window, with worktops and storage units either side, and a door to a utility area and storage in the pristine, tanked vault. At the rear of this floor, there's a shower room and WC.

On the first floor, two generous bedrooms have interconnecting doors. The larger room is currently set up as another living space; it has a fireplace with alcoves either side, perfect for storage.

The second floor is another light and bright space - the large windows on the hallway half landings and in all the rooms give this family home a relaxing feel.

There's a bedroom and luxe bathroom here with a roll top bath, separate shower and two washbasins and mirrors, side by side. The third floor has a spacious landing and two further bedrooms.







## Garden and grounds

A small, front courtyard is paved and a perfect for easy access from the kitchen for laundry or an outside seating area. The south-facing, walled, rear garden is accessed through the dining room. A paved dining terrace is close to the house, a path flows across the lawn to a raised border at the rear where there's a gate out to a council owned carpark (for which there is a waiting list, or alternatively, there is zoned parking on New King Street).



Approximate Area = 212.9 sq m / 2,291 sq ft  
 Storage Vault = 14.5 sq m / 156 sq ft  
 Total = 227.4 sq m / 2,447 sq ft  
 Including Limited Use Area (9.5 sq m / 102 sq ft)



 = Reduced head height below 1.5m



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I would be delighted to tell you more

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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 March 2023. Photographs and videos dated March 2023.

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