

# Daniel Street

Bath



# A beautifully appointed family home in one of Bath's finest addresses



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## Summary of accommodation

### Main House

**Lower ground floor:** Utility | Kitchen | Dining room | WC

**Ground floor:** Sitting room | Office

**First floor:** Principal bedroom | Bathroom

**Second floor:** 2 further bedrooms

### Outside

Garden/courtyard



## Situation

Times and distances are approximate.

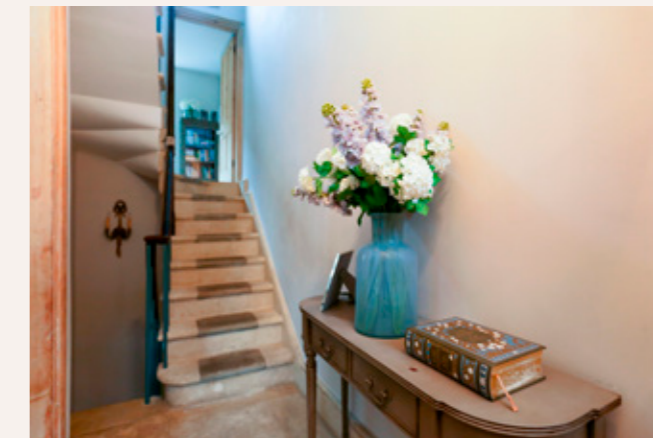
Situated on this most sought after street, nicknamed Little Great Pulteney Street, this quiet, wider than average Street is within minutes' walk of the centre of Bath, through the beautiful Henrietta Gardens and over the world famous Pulteney Bridge.



Located in the historic heart of Bath, the area is close to Sydney Gardens and its canals and walking distance to excellent schools. These include Bathwick St Mary's junior, Widcombe junior school, King Edwards and The Paragon.



A local general store and newsagent are conveniently located just around the corner.



## The Property

A beautifully designed and presented Grade II listed townhouse sympathetically refurbished to a very high standard. This stylish property offers a lovely blend of contemporary and period finishes and has flexible family accommodation arranged over 4 floors.

All rooms have been tastefully decorated to blend with the numerous period features such as shuttered windows, period fireplaces, wood flooring and a beautiful stone staircase.

The property is entered on the ground floor where the main drawing room, which features a large sash window letting light flood in can be found, together with a second reception room, which currently used as a playroom.

On the lower half landing is a very useful porch/boot room as well as a WC. The lower ground floor has a beautiful bespoke fitted kitchen and breakfast room with marble worktops, electric Aga and limestone underfloor heating.

Adjoined is a separate utility room with access to the outside vaults and staircase.

The study can be found on the upper half landing and the 3 double bedrooms and beautiful large family bathroom with stunning bespoke double vanity are located on the top two floors. All of the bedrooms benefit from beautiful sash windows and period features.



## Outside

The pretty courtyard garden is bordered by mature shrubs, which provide a wonderful setting for alfresco dining in the summer months.

## Property Information

**Tenure:** Freehold.

**Services:** Mains Gas, electricity, water and drainage are connected.

**Local Authority:** Bath and North East Somerset - 01225 477000

**Council Tax:** Band D

**Directions: (BA2 6ND)**

Walking from Queens Square, turn into Wood Street, carry straight over into Quiet Street and turn right onto New Bond Street. Turn right onto Northgate Street and left onto Bridge Street, then continue over Pulteney Bridge. Continue onto Argyle Street, past Laura Place fountain and head east along Great Pulteney Street. About three quarters of the way down turn left into Sunderland Street and at the end turn right on to Henrietta Mews. At the end turn right and then immediately left into Daniel Street. No.22 is on the right.

**Viewings:** Strictly by appointment with Knight Frank LLP.

### Approximate Gross Internal Floor Area

Total Area: 146.2 sq m / 1,574 sq ft

Vaults: 29 sq m / 312 sq ft

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.



**Knight Frank**

4 Wood Street

Queen Square, Bath

BA1 2JQ

[knightfrank.co.uk](http://knightfrank.co.uk)

I would be delighted to tell you more

**Sam Daniels**

01225 325 992

[sam.daniels@knightfrank.com](mailto:sam.daniels@knightfrank.com)

**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 August 2024. Photographs and videos dated August 2024.

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