

# Gay Street Bath, BA1



# A magnificent Grade I listed Georgian townhouse, situated in Bath city centre.

## Summary of accommodation

**Lower ground floor** Cinema Room | Courtyard | Workshop | Vaults | Bedroom | En Suite

**Ground floor** Dining Room | Kitchen/Breakfast Room | Garden Room | WC

**First floor** Withdrawing Room | Drawing Room | Study | WC

**Second floor** Principal Suite with En Suite | Bedroom

**Third floor** Two Double Bedrooms with En Suite | Laundry Room

**Outside** Garage | Garden | Courtyards | Communal gardens

## Distances

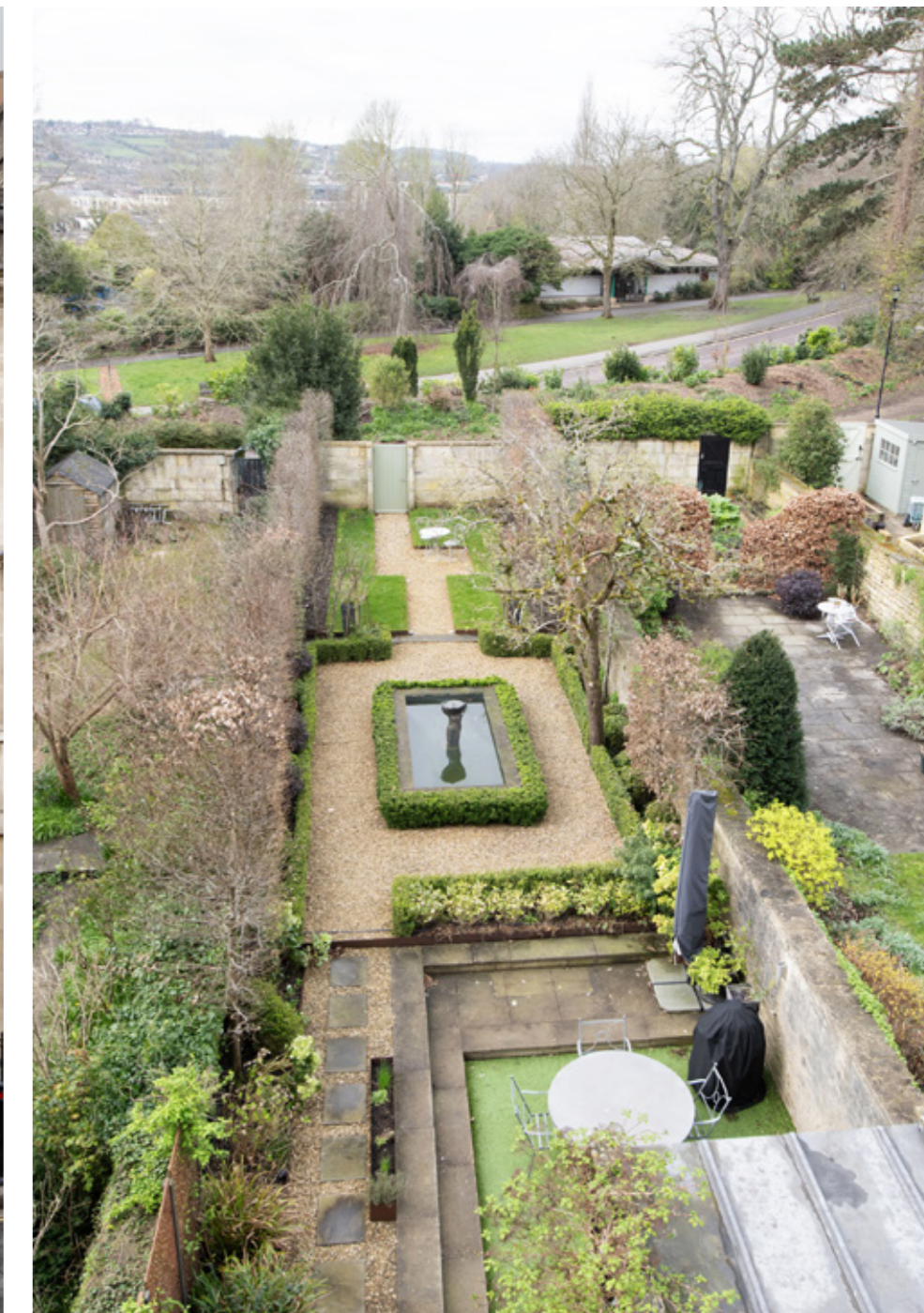
Bath Spa Train Station 0.5 miles, M4 (Junction 18) 9 miles, Bristol 12 miles

(All distances are approximate).

## Situation

Gay Street is situated in the very heart of Bath, connecting Queen Square with Circus, Brock Street and Royal Crescent to the north and an easy walk into the city to the south. There are local amenities on Brock Street, as well as the picturesque shopping promenade of Margaret's Buildings. Bath Spa train station allows access to London (Paddington from 86 minutes) and the M4 (Junction 18) is approximately 10 miles distant. There is an excellent range of schools in both the public and state sector with Kingswood, The Royal High School for Girls, St. Stephens Primary School, and King Edwards School all close by.

Bath, with Venice, are the only two World Heritage cities in Europe. The Georgian architecture, in the Palladian manner, in honey-coloured Bath Stone is well known for its charm and splendour, together with the city's recreational, shopping and sporting facilities. The Theatre Royal and Bath Festivals Trust offer an eclectic programme of events over the year and Premiership rugby can be supported locally at 'The Rec'.



## The House

12 Gay Street is an exceptional Grade I listed Georgian townhouse, built in 1755, impeccably presented throughout and positioned in Bath city centre. The house has undergone considerable modernisation and renovation, while retaining an abundance of period features. The layout, which is extensive, spans across five levels encompassing double bedrooms (all with en suite facilities) and double bedroom, as well as two additional WC/Cloakrooms. There are three airy reception rooms on the ground and first floors, and a charming garden room. Notably, 12 Gay Street features a bay window overlooking the garden, significantly enhancing natural light levels on all floors at the rear of the property

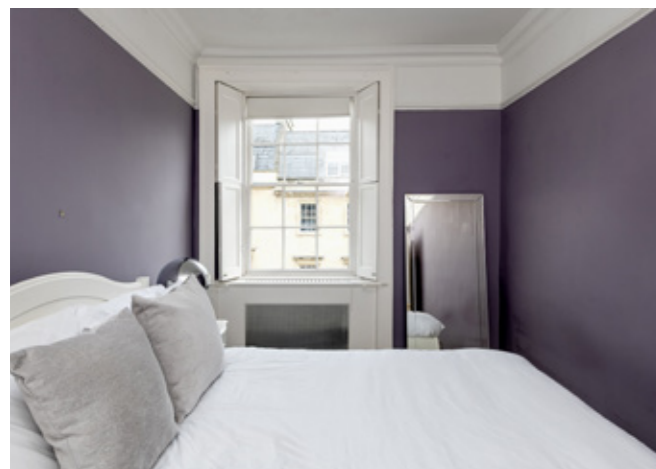
Upon entering from street level, the ground floor features a spacious entrance hall with a 'low rise' staircase leading to the upper and lower levels. This floor houses the dining room and a kitchen adorned with bespoke oak cabinets (also featuring a bay window with views over the rear garden). The first floor accommodates the primary reception rooms (drawing room and withdrawing room) with stunning high ceilings linked by a unique arched bridal double-doorway. The drawing room's bay window offers views of the garden, gravel walk, and Royal Victoria Park beyond. Additionally, this floor includes a study adjacent to the withdrawing room and a cloakroom. The upper two floors comprise three double en suite bedrooms and one double bedroom, along with a laundry room on the upper floor.

A highlight of the house is the lower ground floor, boasting a spacious cinema room. Additionally, this level features one double en suite bedroom and access to the vaults, both front and rear, with a door leading to the front and steps to the pavement.









## Garden

The meticulously landscaped rear garden, edged with pleach trees, faces west and adjoins a gravel walk with access to the splendid Victoria Park. Decorative paving stones and a lily pond with a water feature enhance the garden's charm and serenity. The garden has been meticulously designed while staying true to the Georgian theme.

The property includes one resident parking permit.

## What Three Words

//cheer.dangerously.wash

## Postcode

BA1 2PH

## Property information

**Services** Mains water, electricity and drainage. Gas central heating.

**Listing** Grade I Listed

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

**Council Tax** Band G

**EPC** TBC

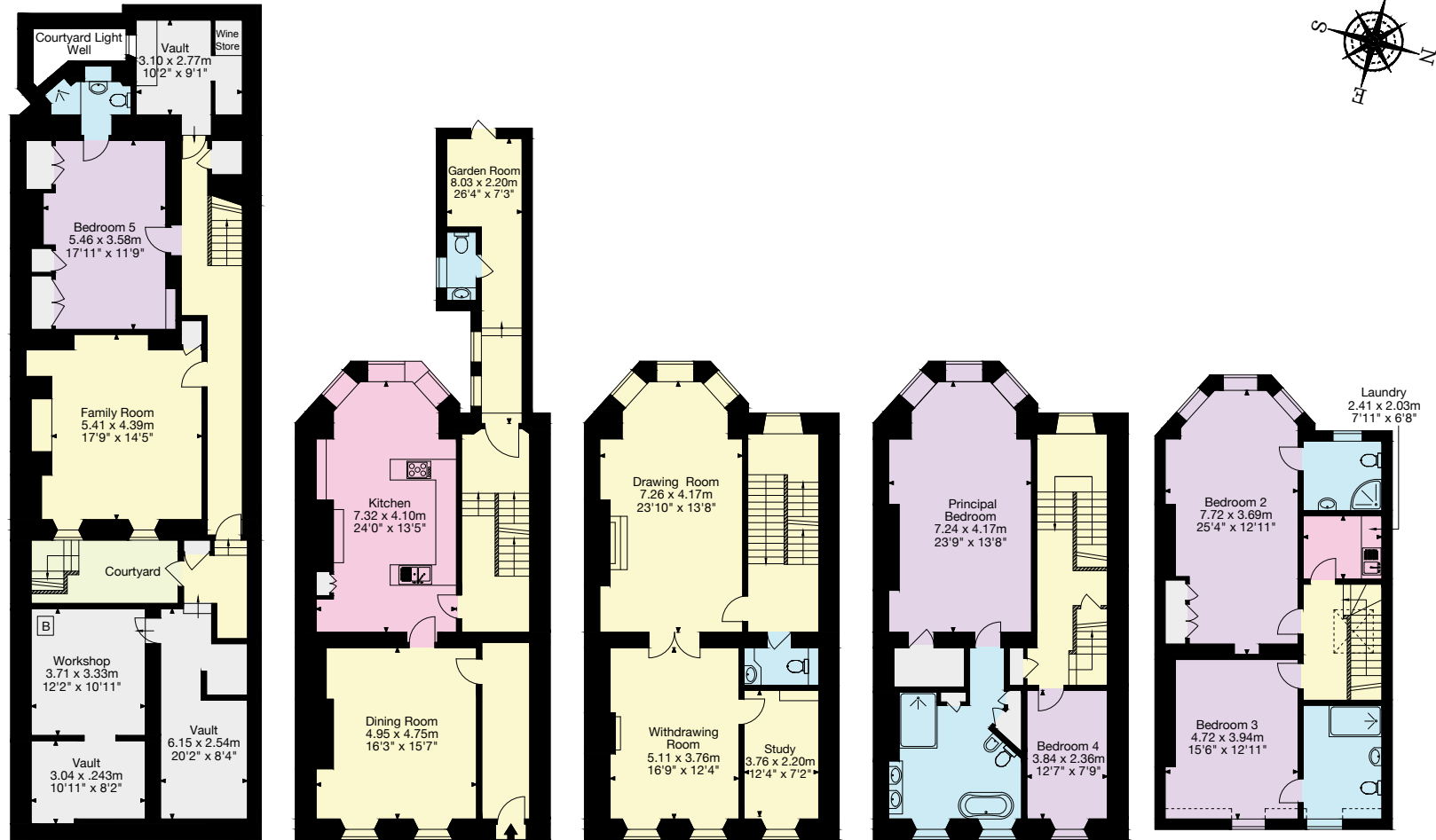
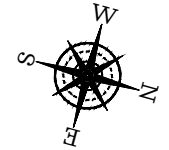
**Guide Price** £2,850,000

**Viewings** Strictly by prior appointment with the Knight Frank, LLP

**Approximate Gross Internal Floor Area**

**Total Area: 443 sq m / 4,768 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.



Lower Ground Floor

Ground Floor

First Floor

Second Floor

Third Floor

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