






8 DARLINGTON PLACE

Bath, Somerset



A CLASSIC GRADE II LISTED GEORGIAN TOWNHOUSE

In an elevated position with far-reaching views across the city.

			EPC
4	4	2	D

Services: Mains electricity, gas, water and drainage are connected to the property.
Postcode: BA2 6BX
Tenure: Freehold
Local Authority: Bath and North East Somerset Council
Council Tax: Band G
EPC: D

SITUATION

Darlington Place is one of Bath's most desirable addresses – a quiet, no-through road accessed from the lower part of Bathwick Hill. From here, the Bathwick Meadows are directly accessible: several acres of National Trust land offering superb dog walking and some of the finest vantage points over the city.

The terrace occupies an enviable south-westerly elevated position, commanding sweeping views across Bath. The Kennet & Avon Canal is a short stroll away, providing opportunities for walking, cycling, boating and fishing, along with a traffic-free route to the city centre and Bath Spa railway station. Local amenities include a nearby Tesco Metro, and the area is well served by excellent schools such as Widcombe, Bathwick St Mary's, Prior Park College, King Edward's and The Royal High.





THE HOUSE

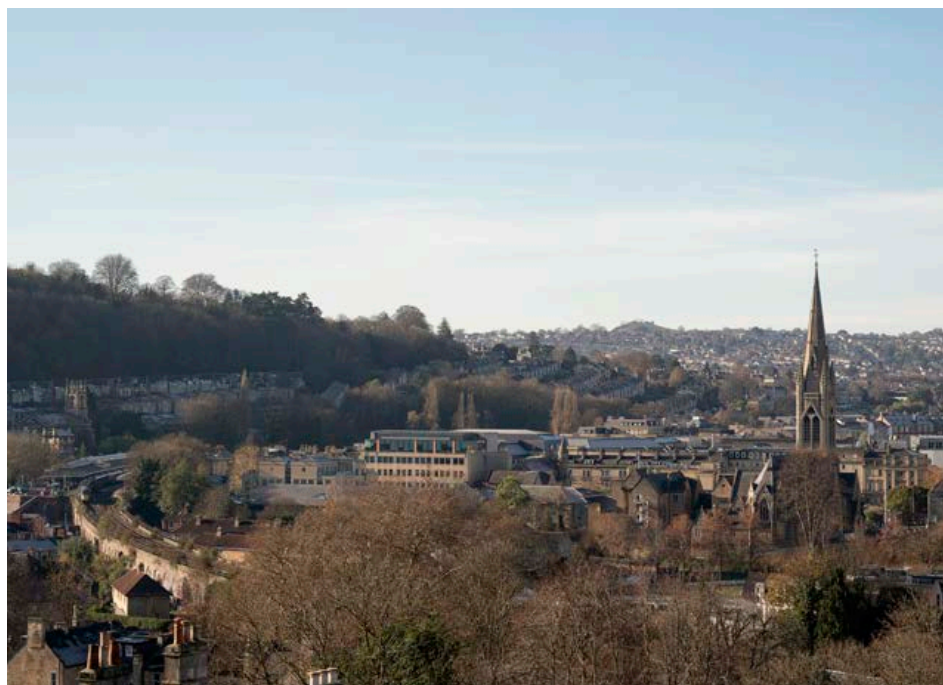
Number 8 Darlington Place forms part of a distinguished Georgian terrace designed by John Pinch circa 1824. The property retains a wealth of period detail, including intricate cornicing, ceiling roses, working shutters, elegant fireplaces and a beautiful cantilevered stone staircase with its original handrail.

The house has been refurbished and is presented in immaculate condition, with spacious and versatile accommodation arranged over four storeys. On the lower ground floor, an elegant dining room opens into a generously sized contemporary kitchen/breakfast room. A bright conservatory leads from the dining room onto the terrace and garden. This floor also includes a utility room, a modern bathroom and a useful storage vault and workshop.

The main entrance is on the ground floor, where the drawing room's full-height, west-facing sash windows bathe the space in natural light. The panoramic outlook across the city and surrounding hills from this room, and its balcony, is truly spectacular. A withdrawing room and cloakroom complete this level.

On the first floor, the principal bedroom enjoys the same remarkable views as the drawing room, accompanied by a spacious bathroom/dressing room. The second floor provides three further double bedrooms, a shower room and a study on the half-landing.





OUTSIDE

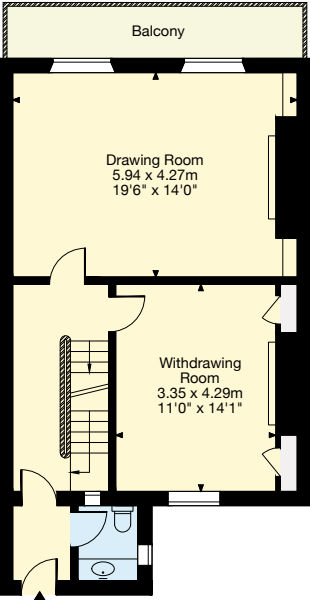
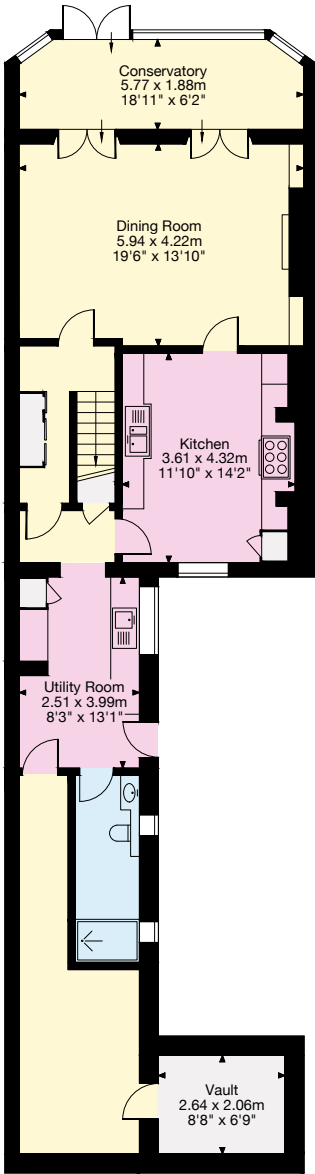
The house is set back behind an attractive, formally landscaped front garden. To the rear lies a delightful west-facing garden of approximately 100 feet, thoughtfully designed to create a series of outdoor “rooms” and to make the most of the sun throughout the day. Mature trees, plants and shrubs provide seasonal interest, and a gate at the end of the garden leads onto a raised pavement offering an alternative pedestrian route into the city. Residents’ parking is readily available.



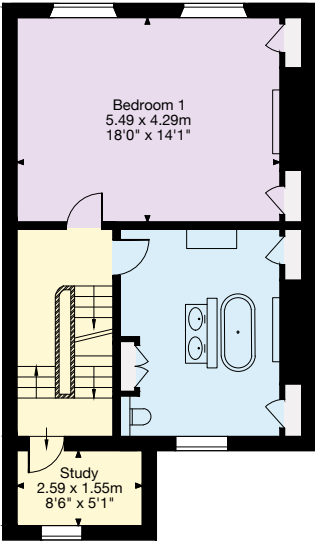
Darlington Place

Bathwick, Bath

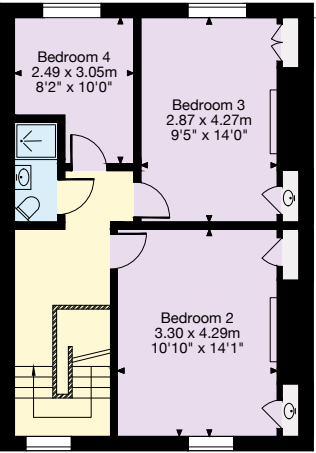
Gross Internal Area (Approx.)
Total Area = 266 sq m / 2,869 sq ft



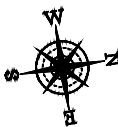
Ground Floor



First Floor



Second Floor



Gross Internal Area (Approx.)
Total Area = 266 sq m / 2,869 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

We would be delighted
to tell you more.

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