



1 Norfolk Buildings

Bath

BA1 2BP

A handsome triple aspect end of terrace Grade II listed Georgian townhouse of fine proportions and retaining a wealth of period detail with a beautiful walled garden and a separate self-contained one-bedroom apartment with a private garden. All enjoying a fine elevated position over-looking the river and located in a quiet no through road in the heart of the city.

Tenure: Freehold

£1,000,000

Property Features

- Wonderful central location
- Pretty one-bedroom self-contained apartment and private garden (with healthy rental income)
- 4 Generous bedrooms and 2 bathrooms
- Elegant formal drawing room
- Dining room
- Kitchen
- Laundry room
- Well stocked walled garden
- Elevated river frontage adjacent to the New Riverside Footpath
- End of terrace, triple aspect



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Accommodation

Ground Floor

Entrance Hall

With recessed coir matting, fitted carpet, two radiators and stairs rising to first floor, to lower floor and mezzanine level. Cupboard housing the utilities, Period coving detail, picture window to side and river aspect.

Kitchen

With exposed original floorboards, picture sash window with original working shutters to front aspect, recessed Rayburn Range oven with two recesses to either side, period coving, a range of hand-painted Shaker style wall and floor mounted units, wooden effect work-surface, recessed stainless steel sink and tiled splashbacks, four ring Stoves gas hob and double Stoves electric oven, radiator, double doors through to formal dining room.

Formal Dining Room

With original exposed floorboards, period fireplace and slate hearth with two arched recesses to either side, radiator, period coving and sash window with working shutters to garden aspect. Further door leads to the hallway.

Wooden staircase with fitted carpet runner rises to mezzanine level.

Mezzanine Level

Shower Room

With painted wooden floorboards, fully tiled and glazed shower unit, pedestal WC and basin, part panelled walls, sash window to side aspect and radiator.

Wooden staircase with fitted carpet runner rises to first floor.

First Floor

Drawing Room

With fitted carpets, period coving, central ceiling rose, period gas fireplace with wooden surround and slate hearth, two recesses to either side, radiator, sash window with working shutters and Juliette balconette to front aspect, sash window with Juliette balconette and working shutters to river aspect.

Bedroom 3

With original painted floorboards, period fireplace with Bath stone surround, sash windows with working shutters to rear aspect, period style coving, recess to either side of fireplace and radiator.

Wooden staircase with fitted carpet runner rises to further mezzanine level.

Mezzanine Level

Bathroom

With painted floorboards, part tiled walls, pedestal WC, pedestal basin, wall mounted ladder effect towel rail, clawfoot enamel bath with brass taps, sash window to side aspect.

Staircase with fitted runner rises to second floor.

Second Floor

Landing

With fitted carpets, built-in cupboard and door and steps rising to the top floor.

Bedroom 2

With fitted carpets, period fireplace with Bath stone surround, two recessed fitted cupboards to either side, sash window to rear aspect with radiator under.

Bedroom 1

With exposed original floorboards, original period fireplace with Bath stone surround and slate hearth. Two recessed cupboards to either side, sash window to front aspect and sash window to side aspect.

Top Floor

Bedroom

A large bedroom with exposed original floorboard and exposed beams, sash window to side aspect, Velux window to rear aspect, large eaves storage area, access to the central gullies, wall mounted spot-lights.

Leading from the formal entrance hall steps lead down to a laundry room.

Lower Ground Floor

Laundry Room

With Vinyl flooring, wall mounted Viessmann boiler, space and plumbing for washing machine, sash window to side aspect and exposed Bath stone walls.

Further steps lead down to a large storage area, understairs storage cupboard and gated access to the garden.

Externally

The garden has a pretty, paved terrace which spans the width of the property and a charming level lawn and mature borders with a wealth of shrubs and trees, including a magnificent apple tree. In addition there is a newly built Bath stone wall and gated access onto the riverside path.



Situation

Norfolk Buildings is an attractive terrace of Grade II listed Georgian houses, some having been divided sympathetically into apartments and 4 remaining as whole dwellings. This quiet no through road sits above the new riverside path and is quietly located within 10 minutes-walk of Bath city centre, Royal Victoria Park, the World famous Royal Crescent, Bath Rugby, Bath Spa Railway Station and the new Southgate Shopping Centre.

The UNESCO World Heritage City of Bath has a fabulous array of chain and independent retail outlets, many fine restaurants, cafes and wine bars and a wonderful selection of cultural activities which include a well-respected international music and literary festival, the attractions at The Pump Rooms and Roman Baths and many pre-London shows at The Theatre Royal.

World class sporting facilities are available at Bath Rugby and Cricket Clubs and at Bath University and there are excellent five-star spa, gym and hotel facilities at the nearby Royal Crescent and Gainsborough Hotels.

The property is within easy reach of a triangle of good state and independent schools which include King Edwards schools in Weston and North Road, St Andrews Primary School in Julian Road, Beechen Cliff and Hayesfield Schools in Oldfield Park and Bear Flat and The Paragon and Prior Park Schools in Widcombe.

Communications include a direct line to London Paddington, Bristol and South Wales from Bath Spa Railway Station, which is 10-minute walk away, The M4 Motorway Junction 18 is 10 miles to the north and Bristol Airport is 18 miles to the west.

Description

1 Norfolk Buildings is a handsome Grade II listed Georgian town house, one of 12 located in a quiet position at the end of an attractive terrace and 'no through road', in a fine elevated position adjacent to the riverside foot path. The property has been sympathetically renovated over a number of years and has retained a wealth of beautiful period detail which includes fine Mahogany handrails, beautiful fireplaces, working shutters and period cornicing detail.

The property is entered into an elegant and particularly spacious light and airy hallway with a lovely picture window overlooking the river aspect. At this level there is a fitted kitchen and breakfast room to the front with a fitted Rayburn range which is linked to a formal dining room to the rear, overlooking the garden.

An attractive staircase leads to the first floor accommodation where there is an impressive double aspect drawing room to the front with pretty Juliette Balconettes, along with a double bedroom to the rear overlooking the garden and a mezzanine level shower room.

On the second floor there are 2 further large double bedrooms and a further mezzanine level bathroom. The top floor has been converted into a large double bedroom with exposed beams and plenty of eave storage along with access to the roof.

At lower level, accessed from the entrance hall there is a laundry room and large storage area which leads out to the garden.

The pretty walled garden has a paved terrace that spans the width of the property to the rear and a level lawn of approx 200 feet long with a magnificent mature apple tree and well stocked borders.

The separate one bedroom apartment is accessed independently via a pretty private walled garden into a vaulted area with access to a

separate laundry room which also houses the boiler. The apartment is entered into a generous, double aspect open plan living room, dining room and smart newly fitted kitchen with 3 feature Bath stone recesses. To the rear there is a good size double bedroom with a large walk-in wardrobe, along with a bath and shower room with attractive exposed Bath stone walls.

General Information

Main House

Tenure: Freehold

Heating: Full gas fired central heating

Services: All mains services are connected

Council Tax Band: E

Apartment

Tenure: Freehold

Heating: Full gas fired central heating

Services: All mains' services are connected

Council Tax Band: B

Note: The apartment has been very successfully holiday let over the years, but most recently has a tenant who has been paying £1,400 pcm.

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Independent Apartment

This is accessed independently, via stone steps leading down to the river path.

The property is entered through a pretty, paved sun terrace and a lovely level walled garden with a wealth of mature shrubs and trees.

Accommodation – Underground vault and glazed utility area housing the gas meters, boiler, space and plumbing for washing machine.

Lobby – With original flagstone flooring, large built-in cupboard.

Main Living, Dining and Kitchen Area – With fitted carpets, sash window to side aspect, radiator, three original Bath stone recesses where original cookers would have been, side window to front aspect and radiators.

The newly installed kitchen has a range of hand painted Shaker style floor and wall mounted units with stainless steel inset sink and swan-neck mixer tap, integrated Lamona electric oven and four ring Lamona electric hob with tiled splashback.

Bedroom – With fitted carpets, built-in wardrobe, sash window with working shutters to rear aspect with radiator under.

Bathroom – With original flagstone flooring, panelled bath with fully tiled surround and glazed shower screen with handheld and wall mounted shower over, pedestal WC, basin set into cupboard vanity unit with tiled splashback, wall mounted mirror and glazed shelf, ladder effect heated towel rail, Bath stone exposed wall and casement window to side aspect.

