



7 St James's Street
Lansdown
Bath
BA1 2TW

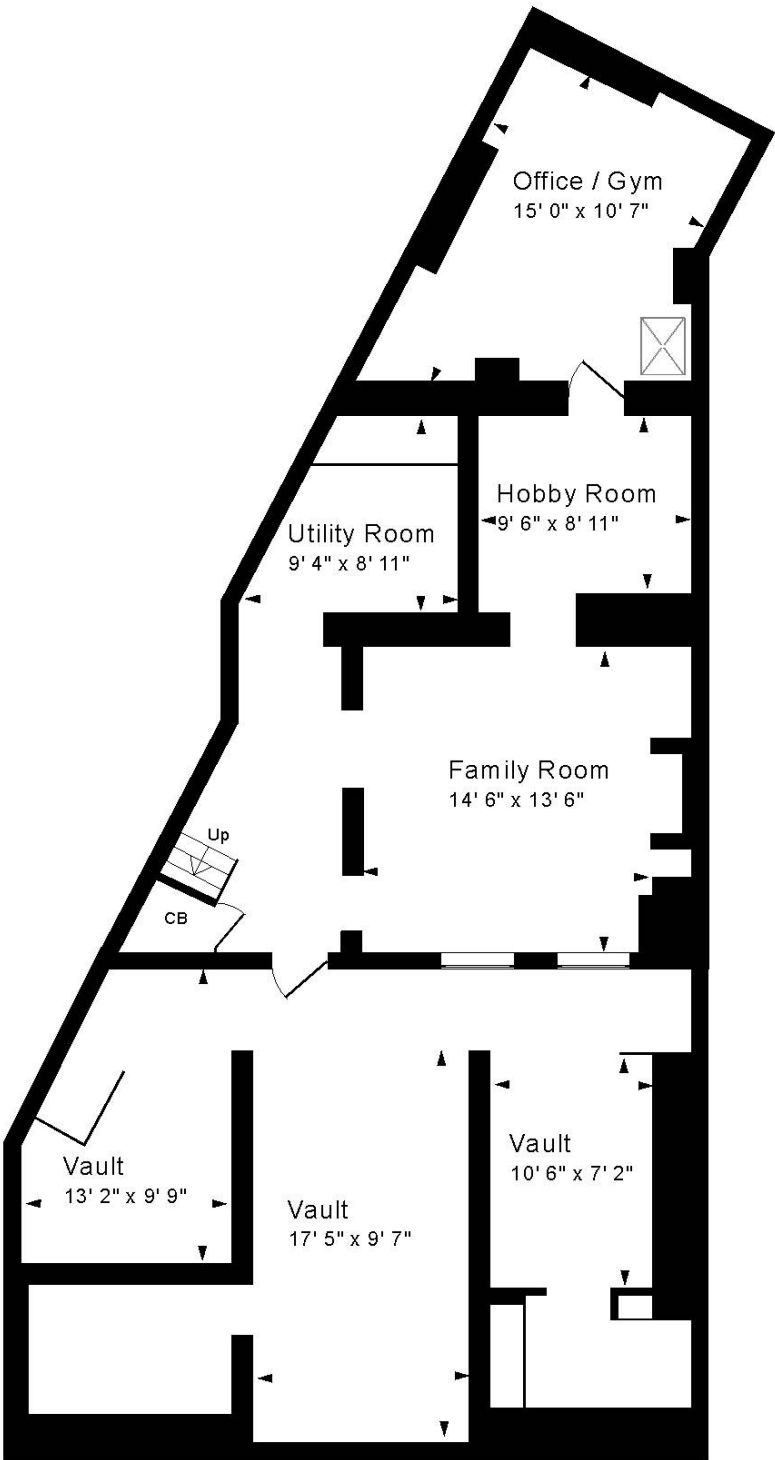
A wonderful example of a corner townhouse, having undergone an extensive and sympathetic refurbishment to an exacting standard. It boasts unique retained features and is set close to the city centre on the edge of Royal Victoria park.

Property Features

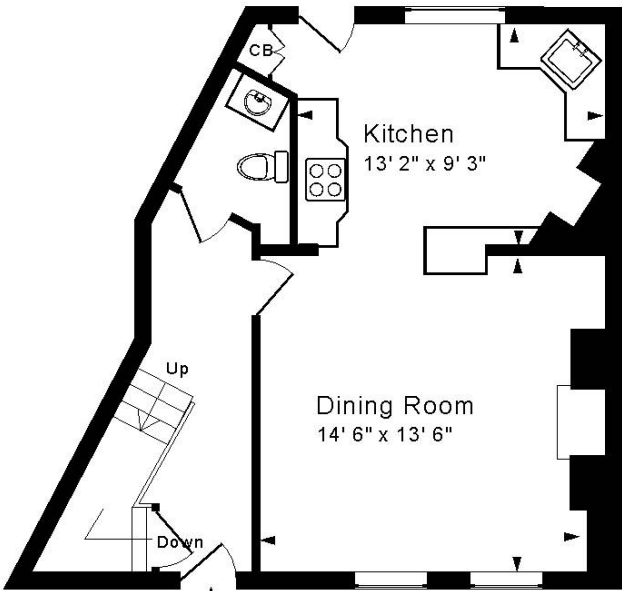
- Full Georgian townhouse
- Elegant proportions
- Versatile accommodation
- Stunning period features
- Fully refurbished
- Use of a quiet courtyard garden
- Quiet city setting

Tenure: Freehold

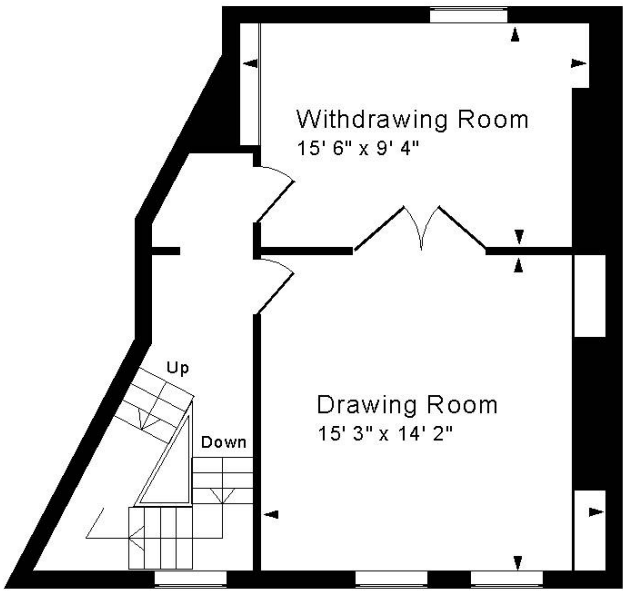
£1,250,000



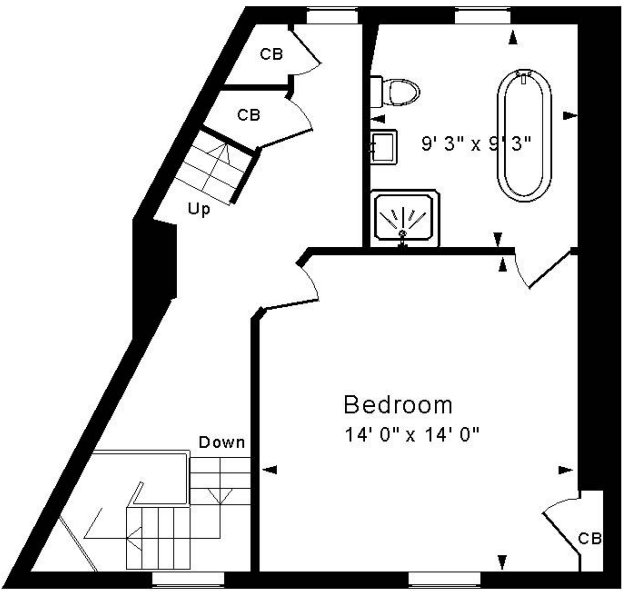
Lower Ground Floor



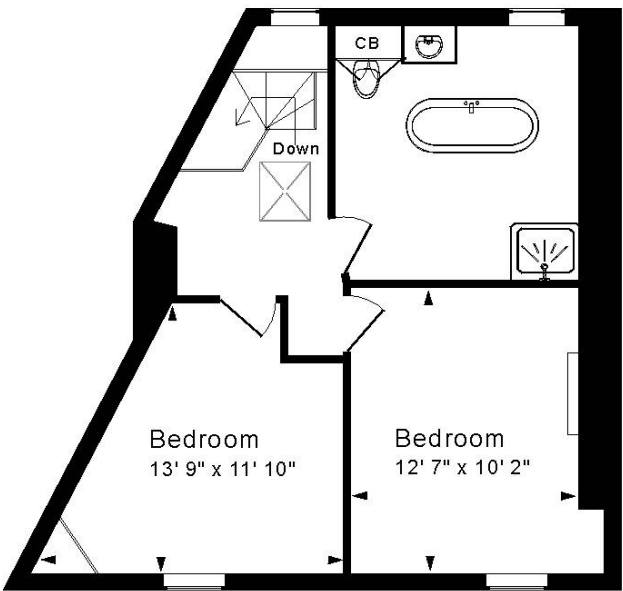
Ground Floor



First Floor



Second Floor



Third Floor

Approx. Gross Internal Floor Area 2,675 Sq. Ft. / 249 Sq. M
Excluding Vaults
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Drawing Number:172-0774
7 St James's Street, Bath, BA1 2TW.

Accommodation

Ground Floor

Wooden front door leading to the entrance hall.

Entrance Hall

With stairs rising and turning to the first-floor landing, exposed solid wood flooring, door leading to the staircase descending to the lower ground floor and tall radiator.

Cloakroom

With low flush WC, wall mounted wash hand basin, wall lights, extractor fan and tiled flooring.

Dining Room

With solid flooring, 2 front aspect Georgian sash windows double radiators below, feature stone fireplace electrically operated gas flame effect fire, arched recesses to either side of the chimney breast with glazed shelving and round arch through to the kitchen.

Kitchen

Dividing breakfast bar with sitting for 2 people, the kitchen itself comprises eye and baselevel matching units, granite worksurface area, butcher block worksurface area, inset inner steel sink, mixer tap, scored drainer, space for upright fridge/freezer, space and plumbing for washing machine, built-in in Siemens electric oven, halogen hob, extractor fan over, wall cupboard, enormous rear aspect Georgian sash window, working shutter, double panelled radiator below, polished tiled flooring, downlighting, larder cupboard and partially glazed rear door leading out to the courtyard.

Stairs descending to lower floor with obscured glazed front aspect window.

First Floor

Landing

With front aspect Georgian sash window and high-level consumer unit.

Drawing Room

Being front aspect with 2 near floor to ceiling sash window, double panelled radiator, cast iron fireplace, marble surround, polished granite hearth and inset electric effect fire, 2 arched recesses to either side of the chimney breast with wooden cupboards and wedding doors lead through to the withdrawing room.

Withdrawing Room

With single Georgian sash window, arched fireplace recess and built-in cupboards.

Second Floor

Landing

With high ceilings, front and rear Georgian sash window and downstairs store.

Bedroom 1

With front aspect Georgian sash window, double panelled radiator, built-in storage cupboard with hanging rail and door into en-suite bathroom.

En-Suite Bathroom

With low flush WC, pedestal wash hand basin with mixer tap, blended claw foot bath with free standing mixer tap, walk in glazed shower enclosure, wall mounted thermostatic shower with chrome riser shower attachment, shaver attachment with light, double panelled radiator, tiled walls, tiled flooring and rear aspect sash window.

Third Floor

Landing

With rear aspect window, Velux window and access to the loft.

Bedroom

With front aspect Georgian sash window, downlighting, air conditioning and corner shelving with cupboard above.

Bedroom

With front aspect Georgian sash window, air vent and double panelled radiator.

Bathroom

Which comprises free standing double ended claw foot bath with free standing mixer tap, walk in double shower enclosure, glazed shower screen, thermostatic shower and chrome riser, wash hand basin set onto a granite plinth, low flush WC with concealed cistern, rear aspect Georgian sash window, extractor fan, downlighting, shaver light, part tiled flooring, water heated tower rail and cupboard housing the boiler which serves hot water and heating.

Lower Ground Floor

Open Hallway

With solid wood flooring, understairs storage cupboard, 2 arches lead into the lower sitting room and storage vault.

Storage Vault

With flag stone flooring and wine bins.

Family Room

With tiled flooring, 2 front aspect Georgian sash windows overlooking the vaults, open Bath stone fireplace, inset woodburning stove, wood store in the old range and tall bespoke radiator.

Hobby Room

With tiled flooring, downlighting and door through to the office /gym.

Office/Gym

With wall mounted sink with mixer tap, range of original bread ovens for what would have been the bakery of St James's Square.

Utility Room

With tiled flooring, wooden worksurface, half bowl sink, mixer tap, wooden upstand, space and plumbing for washing machine, space for tumble dryer, floor standing salt fed water softener and downlighting.

Externally

Rear private courtyard is owned by the council but used by the vendors and neighbouring properties. Use of the courtyards for over 60 years.



Situation

St James's Square is one of the finest and most complete Georgian squares within the city of Bath. The large formal garden within the centre of the square contains some remarkable specimen trees. St James's Street is located towards the bottom of the square, and boasts an array of local shops including a delicatessen, chemist and newsagent.

The property is within easy walking distance of the commercial heart of this thriving, vibrant and cosmopolitan city with its extensive chain and independent stores, together with culture and social attractions, including the Abbey, Bath Thermae Spa, Theatre Royal and Bath Rugby.

There is an excellent range of private and state schools, catering for all age groups which include King Edwards, Kingswood, The Royal High, together with Bath University for higher education all of which are within easy reach. Communications include Bath Spa railway station providing services direct to London Paddington and the South West. Whilst access to the M4 motorway junction 18 is approximately 10 miles to the north. Bristol international airport is within 20 miles.

Description

No. 7 St James's Street is a fine example of a corner terrace town house giving the property a unique angled and generous stairwell running from top to bottom. The house retains it wonderful Georgian features of large windows, high ceilings, wedding doors and quite distinctively many original bread ovens on the lower ground floor.

The property has undergone an extensive refurbishment to the highest standard and offers well presented and versatile accommodation set to 5 storeys with the top two levels offering 3 bedrooms, principle ensuite and generous family bathroom.

The first floor gives an elegant front aspect drawing room with the rear aspect withdrawing room having it's own access from the landing as well as the wedding doors. The ground floor is welcoming to guests having a good-sized hallway, kitchen, dining room and cloakroom.

The lower floor has a family room with wood burning stove, utility room, large storage passageway leading to the well lit Bakery with original ovens. To the front is a large vault used for wine storage and two other vaults.

Externally there is a quiet pedestrian paved area named St James's Place where there is use of a courtyard.

General Information

Services: All mains services are connected
Heating: Full gas fired central heating
Tenure: Freehold
Council Tax Band: G

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