



# 31 ST JAMES'S SQUARE

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BATH

**COBB  
FARR**



# 31 ST JAMES'S SQUARE

BATH

BA1 2TT

A magnificent Grade I listed Georgian townhouse which has previously been fully refurbished throughout, to include the addition of an attractive conservatory and with the benefit of a walled rear garden.

- Magnificent Grade I listed Georgian townhouse
- Fully refurbished and comprehensively renovated
- Attractive walled garden to the rear with conservatory
- Short level walk to Bath city centre
- Potential for self-contained apartment on lower floor





## SITUATION

St James's Square is one of the finest and most complete Georgian Square within the city of Bath, with all the houses having a wonderful aspect to the front over the gardens providing a charm all of its own. It is located close to the world-renowned Royal Crescent and was designed by John Palmer circa 1790, completed by 1794.

The large formal garden within the centre of the square contains some remarkable specimen trees and number 31 is located towards the middle of the eastern side of the square. There are local shops and amenities towards the bottom of the square, 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

A most attractive Grade I listed building, comprehensively refurbished in recent years and subsequently having had further improvements carried out by the present owners.

The rooms are of generous proportions, retaining many of the detailed features including detailed cornicing, frieze and glazing bars. The property has been further enhanced by the installation of a handmade kitchen on the ground floor together with the addition of a most attractive conservatory leading off the kitchen and overlooking the rear garden. A particular feature is the wonderful first floor drawing room with full length windows overlooking the square and leading through to the withdrawing room which in turn overlooks the garden to the rear.

The property has a light and airy feel with an east/west aspect and with warmth and charm created by the traditional style in which it is presented. Good quality bathroom fittings have been fitted throughout and at lower ground floor level there is the potential, with a separate entrance leading from pavement level, to utilize this floor as a self-contained apartment.

For further details please contact Cobb Farr.



# ACCOMMODATION

## GROUND FLOOR

### Entrance Vestibule

With stone flooring, cornicing and partially glazed door leading into reception hall.

### Reception Hall

With stone flooring and staircase leading to lower ground floor level, and to the first and second floors. Doorway leading into conservatory.

### Dining Room

With solid oak flooring, period fireplace with marble surround, inset grate, two sash windows overlooking the front, detailed frieze, cornicing, ceiling rose and large opening to Kitchen.

### Kitchen

With fully fitted hand built full range of units to include china and larder cupboard, wine racks, tray racks, full length fridge and freezer, Miele induction hob with oven microwave and plate warmer. Corian worktops, down lighting, detailed frieze and cornicing, oak flooring and integrated dishwasher.

Opening leads through to fully glazed conservatory.

### Conservatory

With tiled and glass floor and full height sliding doors leading into rear garden.

## FIRST FLOOR MEZZANINE LEVEL

### Landing

With stone flooring and steps leading up into study.

### Study

Fully fitted with an oak desk, shelving with cabinets under and sash window overlooking rear garden.

## FIRST FLOOR

### Stone Landing

With doorway through to drawing room.

### Drawing Room

With 3 full length sash windows overlooking the square, period style fireplace with marble surround and inset grate, detailed cornicing and ceiling rose, polished wood flooring, decorative panelling and wedding doors leading through to withdrawing room.

### Withdrawing room

With period style fireplace having marble surround and gas coal effect fire flanked on either side by 2 arched recesses with shelving and cabinets under, sash window with rear aspect over the garden and polished wood flooring.

## SECOND FLOOR MEZZANINE LEVEL

### Stone Landing

With doorway through to WC.

### WC

With corner wash hand basin and WC.

## SECOND FLOOR

### Landing

With understairs storage cupboard.

### Master Bedroom

With period style fireplace, 2 wardrobes, sash windows to front aspect overlooking the square and door through to en-suite.

### En-Suite Bathroom

Fitted with modern suite including bath with tiled surround, wash hand basin with vanity surround, large walk-in shower with sliding screen, WC concealed cistern, recessed shelving, tiled flooring, heated wall mirror, chrome ladder radiator and sash window with front aspect.

### Rear Bedroom

With 2 original cupboards, fireplace with period style surround, modern built-in wardrobes with mirrored doors, sash window with rear aspect.

## THIRD FLOOR

### Landing

With skylight window, access into roof storage space, storage cupboard housing water tank.

### Rear Bedroom

With period fireplace, recessed shelving, sash window and opening into dressing area.

### Dressing Area

With sash window and fitted with a range of wardrobes and drawers.

### Front Bedroom

With period sash window and store cupboard.

### Bathroom

With modern white suite including wash hand basin set on plinth, WC with concealed cistern, bath with fitted shower and screen, heated wall mirror, shaver light, medicine cabinet, sash window, tiled flooring and chrome ladder heated towel rail.




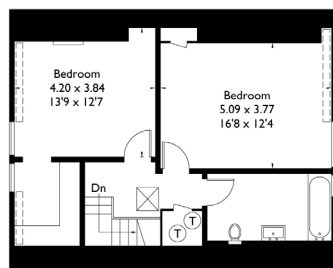
# FLOOR PLANS

## St. James's Square, Bath

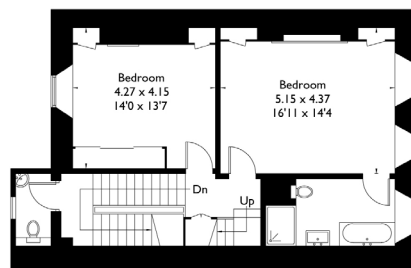
Approximate Gross Internal Area = 390.6 sq m / 4204 sq ft  
(Excluding Courtyard)



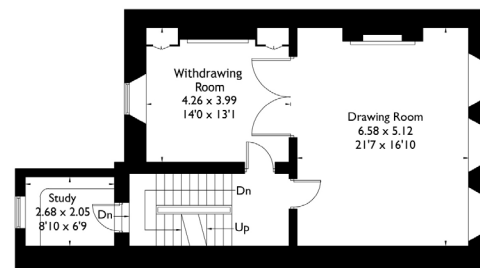
 = Reduced headroom below 1.5m / 5'0"



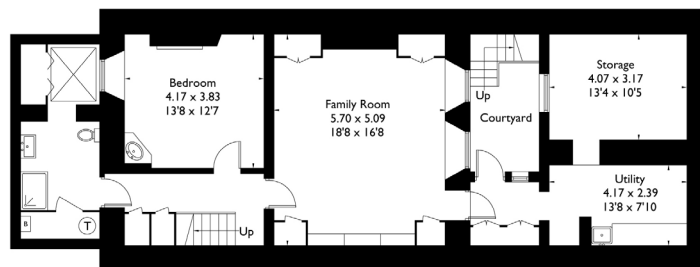
Third Floor



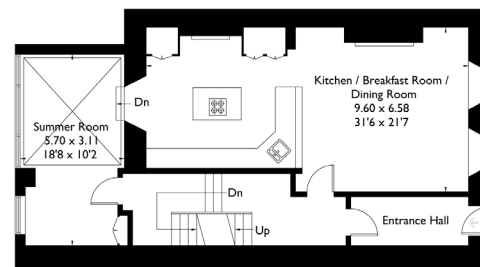
Second Floor



First Floor



Lower Ground Floor



Ground Floor

FLOORPLANZ © 2017 0203 9056099 Ref: 185595

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

### GENERAL INFORMATION

**Services:** All main services are connected

**Heating:** Full gas fired central heating

**Tenure:** Freehold

**Council Tax Band:** G - £3,347.59 per annum (2024)

**Inclusions:** Fitted carpets

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## LOWER GROUND FLOOR

### Lower Hall

With engineered flooring, understairs storage cupboard and linen cupboard.

### Rear Bedroom

With window seat and sash window. Adjacent shower room.

### Shower-Room

Fully tiled WC, wash hand basin, large walk-in shower, down-lighting, chrome ladder radiator and fitted cupboards. Large walk-in cupboard housing water tank and Keston gas boiler.

Doorway leads into cupboard housing Keston gas fired boiler (recently fitted) with secondary hot water tank and plumbing system.

### Reception Room to Front

With Parquet wood flooring, two sets of recessed shelves with cabinets under, coving, 2 sash windows overlooking front courtyard, three further built-in recessed display shelves flanked on either side by storage cupboards.

Doorway leads into outer lobby.

### Outer Lobby

With storage cupboards and doorway leading to lower front courtyard. Opening leads into two vaulted areas.

### Vaults

First vault area is utilised as a laundry room with plumbing for washing machine, Belfast sink and fully tiled flooring and Chinese slate flooring.

Second vault is utilised as a wine storage room and within it is a natural well with glass cover.

## EXTERNALLY

### Front Lower Courtyard

Stone steps with railings lead up to pavement level and bin store.

### Rear Garden

Comprises stone terrace, with gravelled pathway and paving leading to rear stone terrace, all well enclosed by high stone walls, shrubs and trees.





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