



Northampton Street, Bath

**COBB
FARR**

24 Northampton Street

Bath

BA1 2SW

A beautifully maintained and immaculately presented 4 bedroom Grade II listed townhouse with a pretty ornamental walled, courtyard garden, located in a prime residential area to the rear of the Royal Crescent and close to excellent local amenities.

Tenure: Freehold

- 4 double bedrooms
- Well fitted open plan kitchen, dining and family room
- Spacious drawing and withdrawing room
- Impressive family bathroom
- Guest cloakroom
- Utility room
- Beautiful ornamental walled and paved garden



Situation

Northampton Street is positioned conveniently to the rear of the Royal Crescent, adjacent to St James Square and within striking distance of Royal Victoria Park, The Approach Golf Course and The Botanical Gardens. Nearby on Julian Road and St James Square there are a number of excellent local amenities which include a national chain supermarket, a doctors and dental practice, a chemist, an organic greengrocers, a convenience store, hairdressers and public house. In addition there are wonderful 5 star spa and gym facilities at The Royal Crescent and The Priory hotels.

The UNESCO World Heritage City of Bath is within easy walking distance and offers a wonderful array of chain and independent retail outlets, many fine restaurants, cafes and wine bars along with a number of well-respected cultural activities which include the attractions at The Roman Baths and Pump Rooms, a world famous international music and literary festival and many pre-London shows at The Theatre Royal.

There are a number of good state and independent schools within easy reach which include St Andrews Primary School on Julian Road and St Stephens, Kingswood and The Royal High Schools in Lansdown.

Communications include a direct line to London Paddington, Bristol and South Wales from Bath Spa Railway Station. The M4 Motorway is 8 miles to the north and Bristol Airport is 18 miles to the west.

Description

24 Northampton Street is a beautifully maintained Grade II listed Georgian town house, of lovely proportions and with a fine blend of contemporary and period detail. The property is presented in immaculate decorative order throughout and offers accommodation arranged over 4 floors.

On the ground floor there is a beautifully fitted open plan Shaker style kitchen which overlooks the garden to the rear and is linked to a pretty dining/family room to the front which has a handsome period fireplace and a working gas fire along with quality solid Oak flooring throughout. At lower ground floor level there are 2 lovely linked reception rooms with attractive fitted cabinetry and a built in gas effect wood burning stove. At this level there is access to 2 unconverted vaults to the front along with a well-fitted utility room and a small rear ornamental courtyard.

The handsome master bedroom is on the first floor to the front and is linked via impressive wedding doors to a further bedroom to the rear, both have pretty period fireplaces and built in wardrobes. There are 2 further double bedrooms on the top floor along with a spacious particularly well-fitted bath and shower room.

Accessed from the ground floor hallway to the rear there is a beautiful well stocked, paved and walled ornamental garden with courtesy lighting and a timber framed storage unit.

General Information

Services: All mains services connected

Heating: Gas central heating (water softener fitted)

Tenure: Freehold

Council Tax Band: F

Other: Windows throughout are fitted with brush attachments to reduce noise and retain heat

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Accommodation

Ground Floor

Entrance Lobby with recessed coir matting, dado rail, glazed door through to formal entrance hall.

Entrance Hall with solid wood flooring, dado rail, stairs with fitted carpets which rise to first floor, radiator with deco cover, steps down to rear access which has natural stone flooring, part glazed door to garden, floating shaker style coat hooks.

Guest Cloakroom with ceramic tiled flooring, concealed cistern WC with display shelf over, half moon wall mounted basin, recessed ceiling spotlights, wall mounted mirror, casement window to rear access, wall mounted ladder effect heated towel rail.

Open Plan Dining/Kitchen and Family Room with solid wood flooring, sash window to front aspect with working shutters and Juliette balconette with radiator under, gas coal effect fire with period surround and slate hearth, recessed cupboards and shelving to either side, central period ceiling rose. The kitchen has a comprehensive range of floor and wall mounted units, cupboards and drawers with composite granite worksurfaces and upstand. Inset 1½ Belfast sink with stainless steel chrome neck mixer tap and shower hose, 4 door Everhot range with composite granite splash back and extractor over, sash window to rear aspect with Juliette balconette and radiator under, integrated Fisher Paykel fridge and freezer, integrated AEG dishwasher, recessed ceiling spotlights.

Stairs with fitted carpet lead down to the Lower Ground Floor.

Lower Ground Floor

Hallway with fitted carpets and radiator, large understairs storage cupboard.

Utility Room with natural stone flooring, wall mounted Worcester boiler, fitted unit with wooden worksurface, inset Belfast style sink with stainless steel swanneck mixer tap, space and plumbing for washing machine and tumble dryer, wall mounted boiler controls, part glazed door to rear parterre courtyard with 240v socket, door from the Lower Ground Floor hallway leads to two large storage vaults.

Drawing and Withdrawing Room the drawing room has fitted carpets, period fireplace and surround with recessed book shelving to the left, and a cupboard to the right, recessed ceiling spotlights, sash window to rear courtyard aspect with radiator under, wall to wall bespoke cupboards and bookshelf unit. Withdrawing room has fitted carpets, sash window to front aspect with radiator under, fireplace recess with a contemporary automatic wood burning effect gas stove, recessed ceiling spotlights.

Stairs with fitted carpet rise to First Floor Landing.

First Floor

Landing with sash window to rear aspect with Juliette balconette, fitted carpets, dado rail.

Bedroom 1 with sash window to front aspect with Juliette balconette with radiator under, period fireplace and tiled surround and slate hearth, built in wardrobes to either side, period cornicing, period central ceiling rose, large wedding doors to bedroom 3.

Bedroom 3 with exposed wooden floorboards, period fireplace and surround with slate hearth with two built in cupboards to either side, sash window to rear aspect with Juliette balconette.

Stairs with fitted carpet rise to Top Floor.

Top Floor

Landing with dado rail, sash window to rear aspect, large built in linen cupboard housing the Megaflo pressurised hot water system, loft access.

Bedroom 2 with fitted carpets, sash window to front aspect with radiator under, period fireplace, built in shelving and drawers.

Bedroom 4 with fitted carpets, period fireplace, built in wardrobes, sash window to rear access with radiator under.

Family Bathroom with benefit of underfloor heating, ceramic tiled flooring, wall mounted heated towel rail, concealed cistern WC, rectangular basin set into tiled display shelf, feature tiled wall, clawfoot bath with central taps, sash window with plantation shutters to front aspect, large fully glazed and tiled shower unit with rain shower and hand-held shower, wall mounted courtesy lit mirror, recessed ceiling spotlights, extractor fan, Velux window, ceiling light and loft access.

Externally

Accessed from the ground floor hallway there is a beautiful well stocked walled and paved ornamental courtyard garden with courtesy lighting, tap and timber framed storage unit

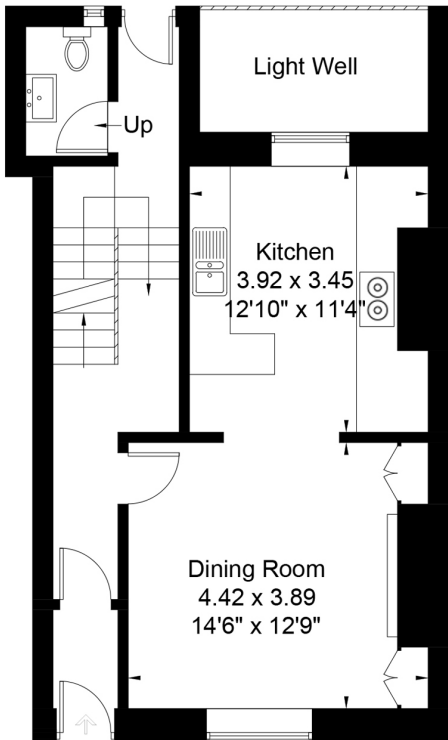
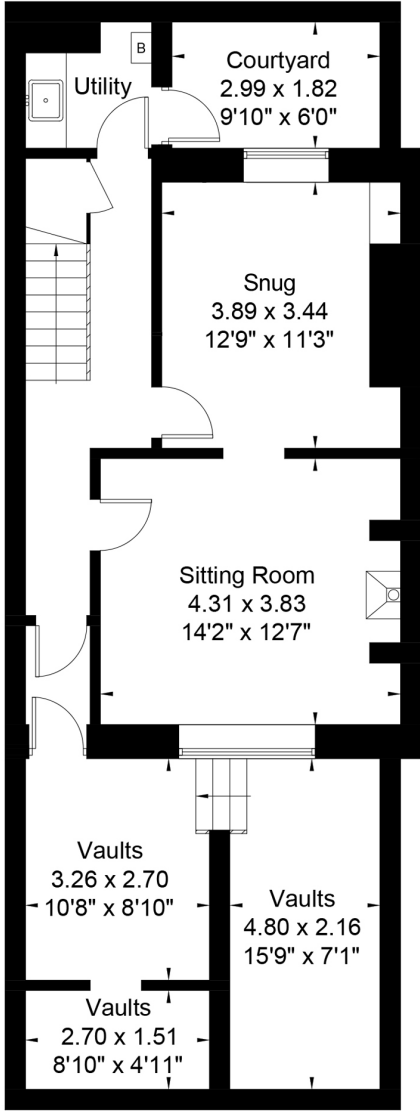
24 Northampton Street, Bath BA1 2SW

Approximate Gross Internal Area = 182 sq m / 1959 sq ft

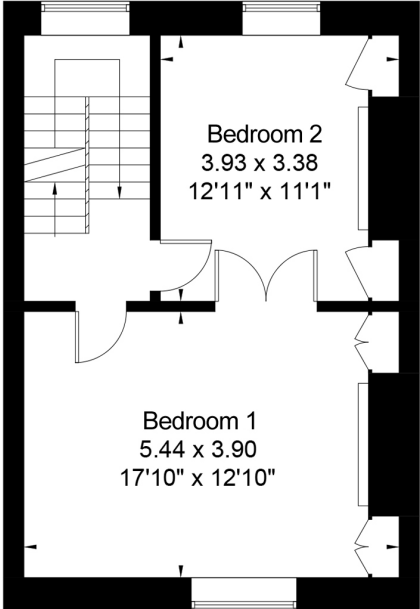
Vaults = 25 sq m / 269 sq ft

Total = 207 / 2228 sq ft

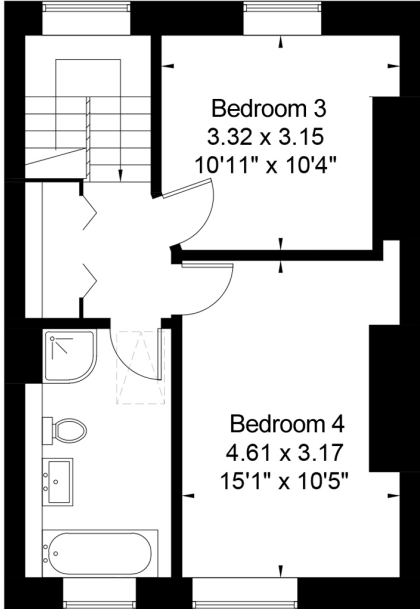
Floor Plan



Ground Floor



First Floor



Second Floor

Lower Ground Floor

These plans are prepared in accordance with the guidelines as set out by the RICS Code of Measuring Practice. Whilst every attempt has been made to ensure accuracy, all measurements should be treated as approximate and as such are for illustrative purposes only. Not to Scale. Photography | Drone | Video Tours | Floor Plans | Energy Performance Certificates | Design | Print | www.roomcpm.com | © Room - Creative Property Marketing Ltd 2025





Bath Office

35 Brock Street, Bath BA1 2LN

T: 01225 333332 E: bath@cobbfarr.com

Bradford on Avon Office

37 Market Street, Bradford on Avon BA15 1LJ

T: 01225 866111 E: bradfordonavon@cobbfarr.com

cobbfarr.com

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