



10 ST JAMES'S SQUARE

BATH

**COBB
FARR**



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BA1 2TR

A superbly appointed and fully refurbished Grade I listed townhouse, with a west facing garden and set in Bath's most elegant residential square.

- 3 reception rooms including fine dining room
- Superb kitchen
- 4 bedrooms
- West facing garden
- Individually designed furniture and gold leaf inlay
- Residents parking





SITUATION

St James Square is an elegant Georgian square comprising 45 Grade I listed Georgian townhouses and is the only fully residential square in Bath. Both the northerly and southerly terraces are symmetrically flanked by architecturally significant bay fronted houses and the westerly and easterly terraces have central pediments decorative pilasters.

This highly sought-after residential address is conveniently placed on top of excellent local amenities which include a doctor's practice, chemist, florist, organic green grocers, hairdressers, public house and convenience store, along with a national chain supermarket on Julian Road.

The UNESCO World Heritage City of Bath 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 a world-famous international music and literary festival, the attractions at the Roman Baths and Pump rooms and some lovely museums and art galleries.

Many excellent schools are on the doorstep and include St Andrews Primary School, St Stephen's C of E Primary School on Richmond Place, Kingswood and The Royal High Schools on Lansdown Road and King Edwards Schools on North Road and Weston Road.

World class sporting facilities are available at Bath Rugby and Cricket Clubs and at Bath University and 5-star hotel and spa facilities are available at the nearby Royal Crescent and Priory Hotels.

Communications include a direct line to London Paddington, Bristol and South Wales from Bath Spa Railway Station (Crossrail link commences TBC), the M4 Motorway, junction 18 is 8 miles to the north and Bristol airport is 18 miles to the west.





DESCRIPTION

This most elegant of townhouses benefits from an east west aspect with the rear garden and elevation offering stunning views over the approach golf course. Grade I listed the property is constructed with Bath stone elevations, all enhanced with deep cornices and plain parapets under a slate tiled roof.

The property has been comprehensively refurbished, the owner commissioning Andrew Sherwood, a maker of fine painted Neoclassical inspired furniture, to ensemble a team of elite crafts men. 24 carat gold leaf has been added to provide stunning decoration in the dining room.

Rare marbles have also been beautifully worked and this is all linked by the cabinetry, mirrors and panelling all carefully designed.

The property also features individually designed kitchen and bathrooms throughout. This is a particularly fine property and a viewing is recommended.



ACCOMMODATION

GROUND FLOOR

Reception Hall

With wood flooring, decorative arch, frieze and cornicing with details picked out in gold leaf, panelling to dado level and staircase leading up to first floor.

Dining Room

Fully decorated panelled walls with detailing picked out in gold leaf, 2 sash windows overlooking the square with decorative working shutters, fireplace with marble surround and mantle flanked on either side by 2 recesses, built in dresser with marble top, cabinets under and doorway leading through to study/bedroom 4.

Study/Bedroom 4

With fireplace and marble surround, mantle and slate hearth flanked on either side by 2 cupboards, panelling to dado rail, sash window and working shutters overlooking the west facing garden.

Rear Ground Floor Lobby

With glazed door leading to garden and door into cloakroom.

Cloakroom

With wash hand basin, WC and heated towel rail.

FIRST FLOOR MEZZANINE LEVEL

Landing

With decorative archway and French doors leading out to a small balconette with wrought iron railings and superb views over the garden and approach golf course.

FIRST FLOOR

Landing

With staircase to second floor.

Drawing Room

With detailed cornicing, ceiling rose, fireplace with marble surround, mantle piece and slate hearth, 3 sash windows with views overlooking the square, decorative painted shutters and ceiling rose.

Withdrawing Room

With detailed cornicing, frieze and ceiling rose, French doors with working shutters leading out to a balconette with wrought iron railings, fireplace with marble surround, mantle and slate hearth.

SECOND FLOOR MEZZAINE LEVEL

Landing

With door into cloakroom.

Cloakroom

With wash hand basin set into vanity unit, marble surround, cabinet under, WC and window to rear aspect.

SECOND FLOOR

Landing

With staircase leading to third floor, understairs cupboard housing a Mega flow water tank and door leading into master bedroom.

Master Bedroom

A stunning room with 3 sash windows overlooking the square, working shutters, fireplace with marble surround, mantel piece and slate hearth with gas effect coal fire flanked on either side by 2 small original cupboards and connecting door into en-suite bathroom.

En-Suite Bathroom

Featuring bath set into marble surround with decorative pillared canopy over. Large walk-in shower with glazed screen, dual wash hand basin set into marble vanity surround with drawers under, wall mirror, WC, bidet, sash window with working shutters and views to the rear over the approach golf course.

THIRD FLOOR

Landing

With small hatch leading into the front roof space, window giving access onto the central gully and storage cupboard housing Mega flow water tank.

Bedroom 2

Situated to the rear of the building with views, 2 original wardrobes, connecting door to en-suite bathroom.

En-Suite Bathroom

With fitted bath having marble surround, built in overhead shower with glazed screen, wash hand basin, WC, heated towel rail and window to westerly aspect.

Bedroom 3

With single wardrobe, 2 sash windows with views over St James's Square and door into en-suite bathroom.

En-Suite Bathroom

With fitted bath, marble surround, inbuilt shower with glazed screen, wash hand basin set into vanity surround with cabinets under, WC and sash window with views over the square.

BASEMENT LEVEL

Utility Area

With space and plumbing for washing machine and tumble dryer, tiled flooring and archway through to large storeroom.

Storeroom

With downlighting and part glazed door to rear lower courtyard.

FLOOR PLANS



GENERAL INFORMATION

Services: All mains services are connected

Heating: Full gas fired central heating

Tenure: Freehold

Council Tax Band: G

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LOWER GROUND FLOOR

Staircase from the reception hall leads down to the lower hallway.

Lower Hallway

With tiled flooring and part glazed door to rear lobby.

Rear Lobby

With part glazed door, stone steps leading into the garden and door into cloakroom.

Cloakroom

With wash hand basin, WC and heated towel rail.

Laundry Room

With tiled flooring, shutter sash window overlooking the garden, cupboard housing dual Vaillant boilers for central heating and hot water.

Cloakroom

With wash hand basin set into vanity surround, cabinets under, WC and heated towel rail.

Shower Room

With fully fitted wet shower and heated towel rail.

Kitchen/Breakfast Room

The hand-built kitchen comprises a full range of drawers, cabinets and cupboards featuring a central working unit with polished granite worktops, high breakfast bar with stools, 2 inset sinks, water bath, dishwasher, integrated fridge and 2 wine coolers.

There are a further set of units with a Gaggenau 5 burner gas hob with back up electric hob, grill and extractor hood. Also integrated is a steam oven and microwave. Set within the large dresser is a large larder fridge with freezer space under and warming oven, part glazed door leads to the front lower lobby.

Front Lower Lobby

With part glazed door to courtyard and steps up to the square. An archway leads into 2 fully waterproof and tiled vaulted areas.

EXTERNALLY

The garden to the rear is west facing and laid out in a formal parterre format with gravel pathways, decorative yew hedgerows with stone walls and a pedestrian gate leading to the rear of the garden.

To the front there is a small lower courtyard with a storage shed and stone steps leading up to the pavement and St James's Square.

The property does have the benefit and the use of the central garden within St James's Square, subject to an annual payment towards the residents committee.

Residents parking in St James's Square and all of Zone 7.





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