



THE CIRCUS

BATH



GAINSBOROUGH HOUSE

17 THE CIRCUS

BATH

BA1 2ET

A rare opportunity to acquire a magnificent ground and first floor Grade I listed 3 bedroom garden maisonette, retaining a wealth of period features, along with a spacious one bedroom courtyard apartment and a private parking space, in need of some cosmetic updating and located in Bath's finest landmark residential address.

- Architecturally significant and highly sought-after residential address
- Formal drawing room
- Dining room
- Kitchen
- 3 bedrooms
- 2 bathrooms
- Private walled garden and sun terraces
- Gardeners WC
- Large self-contained one bedroom courtyard apartment
- Private courtyard and vaults
- Private garaging available by separate negotiation in nearby underground car park
- Formally Gainsborough's Bath residence





SITUATION

The King's Circus is architecturally and historically the most prestigious address in Bath, being three equal length segments and forming part of a perfect circle with a wonderful green in the middle. The Circus is linked via Brock Street to the Royal Crescent and from an aerial view forms a Mason's key.

The Circus is in a wonderfully elevated position in the heart of Georgian Bath and is a short stroll from Bath city centre. The World Heritage City of Bath offers a fabulous selection of chain and independent shopping, many fine restaurants, cafes and wine bars and is a cultural destination with a world-renowned music and literary festival, the Holbourne Museum and The Theatre Royal.

In addition, there are world class sporting facilities available at Bath Rugby and Cricket Clubs and at Bath University.

The Circus is within easy reach of a triangle of excellent schools which include St Stephen's Primary School, The Royal High School, Kingswood School and King Edward's Schools.

Communications include a direct line to London Paddington, Bristol and South Wales from Bath Spa Railway Station and the M4 Junction 18 is approximately 10 miles to the north. Bristol Airport is 20 miles to the west.





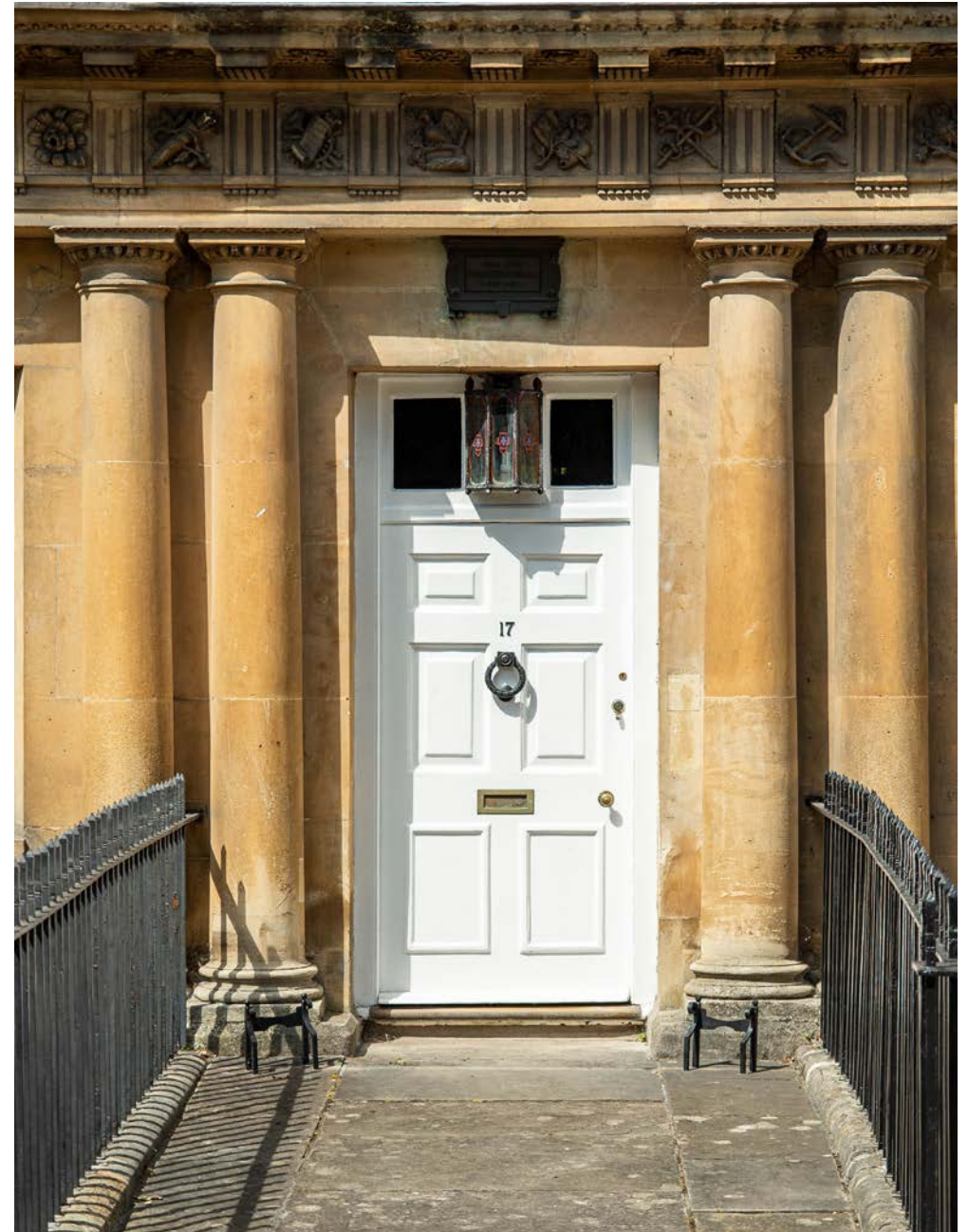
DESCRIPTION

17 The Circus is a magnificent Grade I listed Georgian townhouse of stunning proportions, currently divided into 2 separate dwellings. The principle 2 floors are currently presented as a charming ground and first floor 3 bedroom maisonette with a beautiful private walled garden. The lower ground floor is presented as a particularly spacious one-bedroom self-contained courtyard apartment, both the maisonette and apartment are currently on the same title.

The property is entered into elegant communal entrance halls with direct access through to the rear gardens and benefits from having a private gardeners WC. The maisonette is accessed from the hallway into a pretty hallway with stairs that rise to the first floor. At ground floor level to the front there is an impressive formal drawing room, with a fine aspect over-looking The Circus green, with a wealth of period details, which includes a handsome period fireplace, intricate period cornicing detailing, working shutters and a range of bespoke built-in cupboards and shelves. To the rear there is a pretty dining room, over-looking the sun terrace which leads through to the kitchen, which conveniently enjoys direct access to the gardens.

The elegant first floor accommodation comprises 3 attractive bedrooms, the master bedroom has impressive floor to ceiling sash windows with Juliette balconettes, overlooking The Circus In addition there is a guest en-suite bedroom to the rear along with a further double bedroom that is currently arranged as a study. There is also a further well-appointed shower room and WC.

The lower ground floor apartment is self-contained (although on the same title) and can be accessed both independently from the communal entrance halls and via the private lower ground floor courtyard. The spacious apartment is currently arranged as 2 guest bedrooms, with ensuite facilities and an internal kitchen, along with a large utility room and butlers pantry. There is a small private ornamental courtyard garden to the rear along with a large courtyard to the front and ownership of the vaults and undercroft storage.



ACCOMMODATION

GROUND FLOOR

The property is entered into elegant communal entrance halls.

Communal Entrance Hall

With rear access to the private garden, part glazed door to rear lobby with recessed coir matting, door to lower ground floor apartment and door through to gardeners WC.

Gardeners WC

With pedestal WC, wall mounted basin, wall mounted hot water cylinder, radiator, casement window to rear aspect and part glazed door to private walled garden.

Entrance to Apartment

With fitted carpet, cupboard housing the utilities, radiator with deco panel, large under stairs storage cupboard, wall mounted lighting, stairs which rise to the first floor and door through to drawing room.

Drawing Room

With fitted carpet, 2 sash window to front aspect with working shutters, period fireplace and marble surround, 2 radiators with deco panel, dado rail, wall mounted lighting, fitted bespoke bookshelves and cupboards, intricate period cornicing detail, ceiling rose and arch.

Dining Room

With fitted carpet, 2 sash windows to rear aspect with radiator under, dado rail, wall mounted lighting, intricate period cornicing detail and door through to kitchen.

Kitchen

With vinyl flooring, a range of floor and wall mounted units, cupboards and drawers, Formica work surfaces and tiled upstands, 1½ bowl stainless steel sink and drainer, space for fridge/freezer, integrated Beko electric oven, 4 ring electric hob with tiled splash back, integrated Hotpoint dishwasher, cupboard housing the boiler, recessed ceiling spotlights and glazed doors to sun terrace and gardens.

Stairs with fitted carpets rise to first floor landing.

FIRST FLOOR

Landing

With fitted carpet, built in linen cupboard and further built-in storage.

Master Bedroom

With fitted carpets, 2 floor to ceiling sash windows to front aspect with Juliette balconette's, radiator with deco panel, intricate period cornicing detail and ceiling rose.

Guest Bedroom 2

With fitted carpet, floor to ceiling sash window to rear aspect, radiator, glazing panes to landing, intricate period cornicing detail and door to en-suite.

En-Suite Bathroom

With fitted carpet, panelled bath with fully tiled surround, basin set into vanity unit, pedestal WC, radiator, window to rear aspect and. large built-in cupboard.

Bedroom 3

With built-in cupboard, fitted carpet, floor to ceiling sash window to front aspect with Juliette balconette, intricate period cornicing detail and wall mounted lighting.

Bathroom

With fitted carpet, large double sized, fully tiled and glazed shower unit with handheld and wall mounted shower, basin set into vanity unit, tiled splash back, pedestal WC, radiator with deco panel, heated towel rail, floor to ceiling sash window to rear aspect, wall mounted lighting.

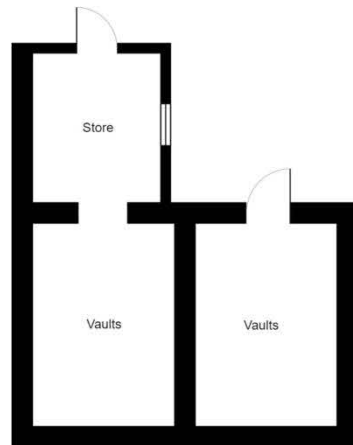
EXTERNALLY

Accessed from the ground floor entrance hall and kitchen there is an impressive well stocked walled garden and paved sun terrace which spans the width of the property. Stone steps lead up to a level lawn, with mature borders and 2 further sun terraces. There is also a pretty a timber framed summer house.

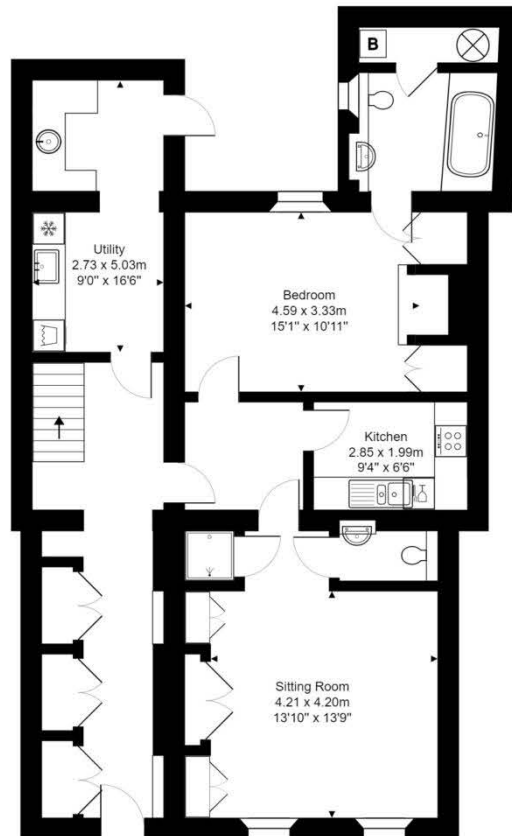
FLOOR PLANS



Ground Floor, 17 The Circus



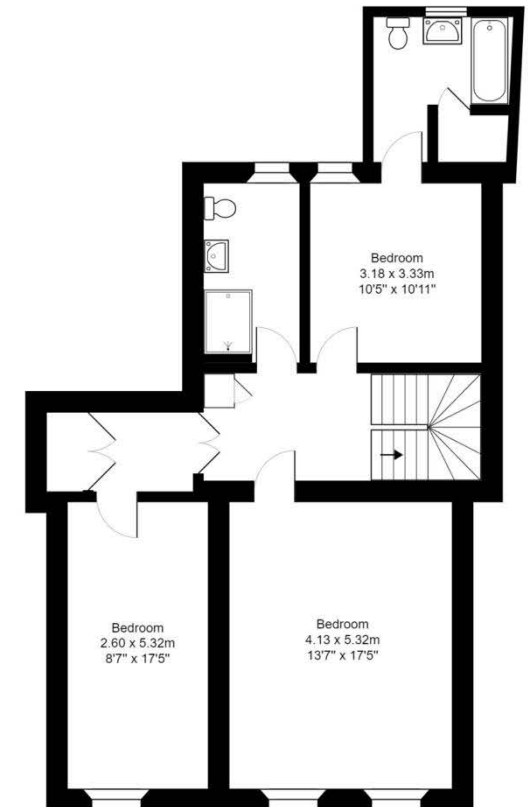
Vaults (Size Estimated, Position not actual)
Area: 28.6 m² ... 308 ft²



Lower Ground Floor
Area: 101.2 m² ... 1089 ft²



Ground Floor
Area: 81.3 m² ... 875 ft²



First Floor
Area: 80.7 m² ... 868 ft²

Total Area: 263.1 m² ... 2832 ft² (excluding communal hallway, vaults, store)

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent.
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GENERAL INFORMATION

Services: All main services are connected

Heating: Gas fired central heating

Tenure: Freehold (There is a counter lease granted for 999 years on 31.07.1986 to the current owners of the upper maisonette with 3/5th share of a 999 year lease for the second, third floors and a WC on the half-landing granted in 1986. Lessees of the upper maisonette pay £25 annual ground rent and contribute to 2/5th of building insurance and maintenance of the communal areas)

Council Tax Band: Band F - £2757.37 (2022-2023)

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LOWER GROUND FLOOR APARTMENT

Can be accessed to the front via external steps or via the communal entrance hall

GROUND FLOOR

Communal Entrance Hall
Stairs with fitted carpet that lead down to the lower ground floor hallway.

LOWER GROUND FLOOR

Hallway
With original quarry tiled flooring, radiator, 2 recessed bookshelves, wall mounted up-lighting, 3 large double storage cupboards and door to front courtyard.

Door through to inner hallway.

Inner Hallway
With fitted carpet and up-lighting.

Bedroom
With fitted carpet, sash window with working shutters to rear aspect, radiator under and deco panel under, period fireplace with Bath stone surround, recessed cupboard to both sides and door through to en-suite.

En-Suite Bathroom
With fitted carpet, bath with fully tiled marble surround, concealed cistern WC, basin set into marble vanity unit, mirror unit, wall mounted cupboards, obscured glass sash window to side aspect, recessed ceiling spotlights and large storage cupboard.

Drawing Room
With fitted carpet, 2 sash windows to front aspect with working shutters, radiators under with deco panel, large built in storage cupboard, further bespoke cupboard and bookshelves to either side with arched recess.

Shower
Built-in recessed fully tiled shower unit.

Cloakroom
With fitted carpet, concealed cistern WC, basin set into marble vanity unit, marble courtesy shelf, wall mounted heated towel rail, mirror, extractor fan and recessed ceiling spotlights.

Kitchen

With vinyl flooring, a range of floor and wall mounted units, cupboards and drawers, Formica work surfaces with fully tiled splash backs, 1½ bowl stainless steel sink and drainer with mixer tap, integrated Bosh oven, 4 ring electric hob with extractor over, dishwasher and fridge and recessed ceiling spotlights.

Utility Area

With quarry tiled flooring, a range of base units with Formica surfaces, double stainless-steel sink with mixer tap, tiled splash back, integrated appliances to include freezer and washing machine, radiator and through to rear vaulted butler's pantry.

Butler's Pantry

With a range of base units, Formica work surfaces, circular sink, stainless steel mixer tap, fully tiled surround and glazed door to small rear courtyard.

EXTERNALLY

To the front accessed from the lower ground floor entrance hall there is a large, paved courtyard with 3 built in cupboards housing the meters to the building, stone shelving, stone staircase which rises to pavement level with





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