





1 Richmond Hill

Bath

BA1 5QT

An elegant 4 bedroom Grade II listed townhouse with a wealth of period detail and a stunning first floor balcony and verandah, located in a fine residential position on Bath’s sought after northern slopes.

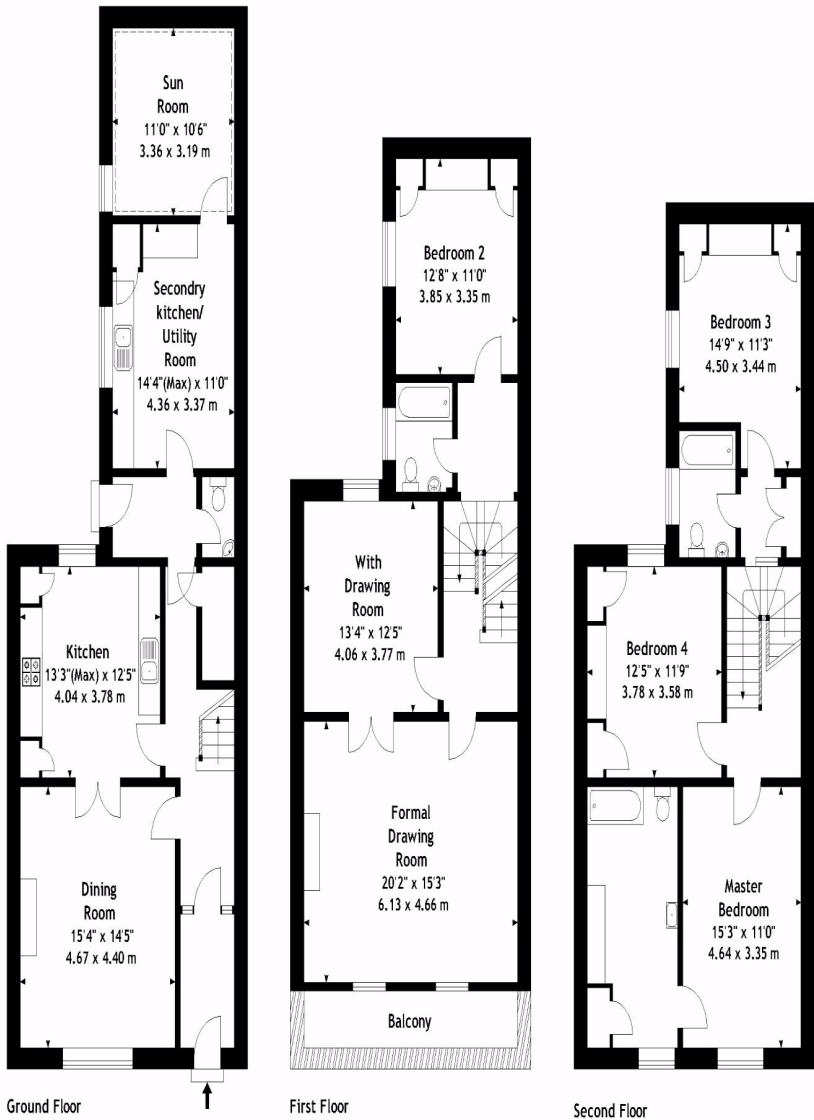
Tenure: Freehold

£1,550,000

Property Features

- 4 double bedrooms
- 3 bathrooms
- 3 reception rooms
- Smart new kitchen
- Utility room
- Guest cloak room
- First floor balcony and verandah
- Ornamental par terre gardens
- Fine residential location
- Wealth of fine period detail
- Substantially redecorated internally and fully externally

1 Richmond Hill, Bath BA1 5QT  
Approx. Gross Area 2350.80 Sq.Ft - 218.40 Sq.M



For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.  
Floor Plan produced by Advantage Matters.



Accommodation

Ground Floor

Entrance Lobby

With recessed coir matting, dado rail, intricate period cornicing detail, cupboard housing utilities and part glazed door through to formal entrance hall.

Entrance Hall

With fitted carpet, radiators, dado rail, understairs storage cupboard and stairs which rise to first floor.

Dining Room

With original period floorboards, period fireplace with marble surround slate hearth and gas coal effect fire, 2 recesses either side with original built-in cupboards, glazed shelving unit, radiator with deco panel, sash window with working shutters to front aspect, picture rail, original period cornicing and recessed ceiling spotlights.

Wedding doors through to kitchen:

Kitchen

With original period floorboards, comprehensive range of shaker style units, cupboards and drawers, honed granite worksurfaces and upstand, central island, 1 ½ bowl stainless steel sink, swan neck tap and drainer, integrated appliances to include Neff dishwasher, fridge/freezer, double electric oven, 4 ring gas hob and extractor over, 2 recessed period larder cupboards, period cornicing, recessed ceiling spotlights and sash window with working shutters to rear aspect.

Rear Lobby

With original flagstone flooring, wall mounted coat hooks and radiator.

Guest WC

With original flagstone flooring, pedestal WC, corner mounted basin with tiled splashback, and pendant light fitting.

Utility Room

With original flagstone flooring, Bath stone surround recessed fireplace, floating shelves over, original period dresser, range of base, cupboards and drawers with wooden worksurface, recessed Belfast sink, brushed chrome swan neck mixer tap, wall mounted shelving, coat hooks, radiator, ceiling spotlight track and cupboard housing Vaillant condensing boiler.

Family Room

With fitted carpet, radiator, sash window to side aspect and glazed roof with mounted spotlight track.

First Floor

Landing

With fitted carpet and range of recessed bookshelves.

Bedroom 2

With fitted carpet, period fireplace and surround, recessed Georgian presses to either side, sash window to side aspect with radiator under, working shutters and period cornicing.

Bathroom

With vinyl tiled flooring, panelled bath with fully tiled surround, glazed shower screen, handheld and wall mounted shower over, pedestal WC, pedestal basin, tiled splashback, wall mounted glass shelf, wall mounted lighting, radiator, sash window to side with working shutters and extractor fan.

Drawing Room

With fitted carpet, period fireplace and surround with slate hearth, gas coal effect fire, 2 original fitted cupboards, picture rail, original period cornicing, radiator, splendid floor to ceiling sash windows with working shutters that lead to first floor stone balcony and veranda.

Wedding doors lead to withdrawing room:

Withdrawing Room

With fitted carpet, original period cornicing, sash window to rear aspect with working shutters, 2 recessed shelved arches and radiator.

Steps rise to second floor.

Second Floor

Landing

With fitted carpet and built in linen cupboard with radiator.

Bedroom 3

With fitted carpet, period fireplace and surround, 2 recess Georgian presses to either side, sash window to side aspect and loft access.

Bathroom

With vinyl flooring, panelled bath with fully tiled surround, glazed shower screen, handheld and wall mounted shower over, pedestal WC, pedestal basin, wall mounted shelf, radiator, sash window to side aspect and extractor fan.

Master Bedroom

With fitted carpet, sash window to front aspect with working shutters, radiator under, dado rail, further radiator and door through to en-suite bath and shower room.

En-Suite Bath and Shower Room

With natural stone flooring, panelled bath with glazed shower over, wall mounted bath controls, rain shower, part tiled walls, ladder effect heated towel rail, pedestal WC, large rectangular basin set into drawer vanity unit with tiled splashback, courtesy lit mirror, 2 wall mounted lights to either side, ladder effect heated towel rail, period fireplace and surround, large built in cupboard, sash window to front aspect with working shutters and radiator.

Bedroom 4

With fitted carpet, sash window to rear aspect, period fireplace and surround with 2 Georgian presses to either side, radiator and cornicing.

Externally

To the front there is an impressive formal gated garden with topiary box hedging and a beautiful south facing sun terrace that spans the width of the property.

Accessed from the rear lobby there is a paved courtyard with a large built in stone out building and stone steps that lead to a pretty rear garden which is laid to gravel with a wealth of mature shrubs and trees and gated access to the Richmond allotments and a private road with parking potential.





## Situation

Richmond Hill is a fine terrace of 8 elegant Grade II listed Georgian townhouses located on Baths sought after Lansdown slopes. This highly prized residential area is particularly well placed for easy access to excellent local amenities which include a well-attended church, tennis and bowls club, along with a local public house on nearby Richmond Place and a number of good schools which include The Royal High, Kingswood and St Stephens Schools.

The UNESCO World Heritage City of Bath is within easy walking distance and offers a wonderful array of chain and independent shopping 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, a selection of museums and art galleries, the attractions at The Pump Rooms, The Abbey, The Roman Baths and many pre-London shows at The Theatre Royal.

World class sporting facilities are available at Bath Rugby and Cricket Clubs and at Bath University and there is an excellent local tennis and bowls club in Lansdown as well as flat horse racing at Lansdown racecourse.

The property is particularly well placed for easy access to a triangle of excellent state and independent schools which include the Outstanding Ofsted St Stephen’s Primary School which is on the doorstep along with The Royal High and Kingswood Schools on Lansdown Road, all of which are within easy walking distance.

Communications include a direct line to London Paddington, Bristol and South Wales from Bath Spa Railway Station, the M4 motorway is approximately 6 miles to the north and Bristol Airport is 18 miles to the west.

## Description

1 Richmond Hill is an elegant Grade II listed Georgian townhouse, 1 of 8 in a splendid terrace on Bath’s sought after northern slopes, enjoying a fine southerly aspect and beautiful elevated views over the city. This beautiful property has recently been substantially redecorated internally and fully externally and now offers vacant possession.

This handsome property, which retains a wealth of fine period detail has flexible accommodation arranged over 4 floors. On the ground floor there is formal dining room to the front which is linked via wedding doors to a well equipped new Ashgrove kitchen to the rear. The entrance halls lead through to a rear lobby and a large utility room with an original period Welsh dresser, along with a family room / snug or home office.

On the first floor there is a majestic formal drawing room to the front with 2 floor to ceiling sash windows which lead onto the balcony and verandah, there is also an elegant period fireplace and impressive period cornicing detail. The drawing room is linked via wedding doors to the withdrawing room to the rear. In addition, there is a pretty mezzanine level double bedroom and a family bathroom.

The master bedroom is on the 2nd floor to the front, enjoying the wonderful views and has a beautifully appointed ensuite bath and shower room. There are also 2 further double bedrooms and another bathroom to the rear.

Externally to the front there is an impressive ornamental walled par terre garden and pretty paved sun terrace that spans the width of the property to the front.

To the rear there is a small courtyard garden accessed from the rear lobby that enjoys gated access onto a private lane which leads to the Richmond allotments.

## General Information

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

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