



18 Northampton Street
Bath
BA1 2SN

A handsome 3 bedroom Grade II listed Georgian townhouse of fine proportions, with beautifully appointed accommodation, located in a sought after residential area, to the rear of the Royal Crescent

Tenure: Freehold

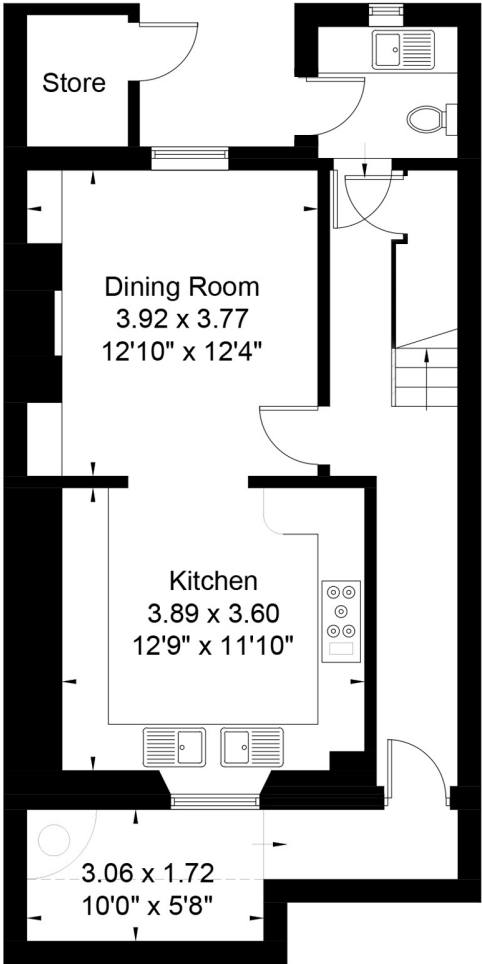
£1,250,000

Property Features

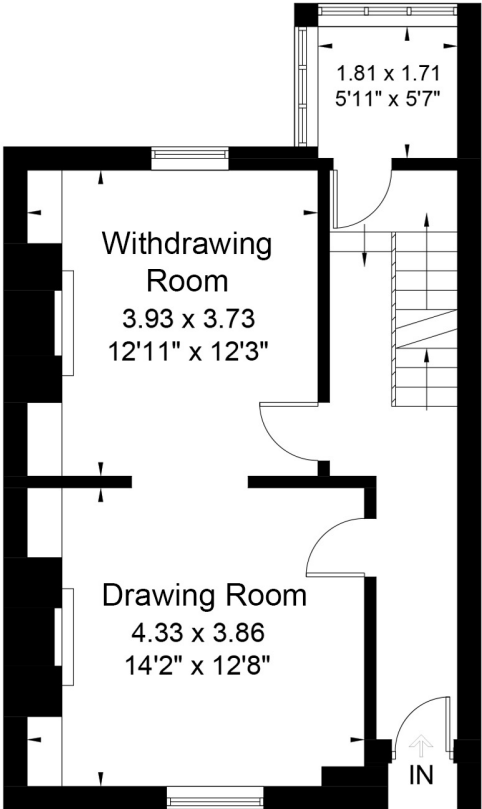
- 3 large double bedrooms
- 2 spacious bathrooms
- Drawing room
- Withdrawing room
- Kitchen and open plan dining room
- Utility room and guest WC
- Mezzanine level garden room
- Lovely west facing garden and sun terrace
- Storage vault
- First class residential location
- Close to excellent local amenities

18 Northampton Street, Bath, BA1 2SN

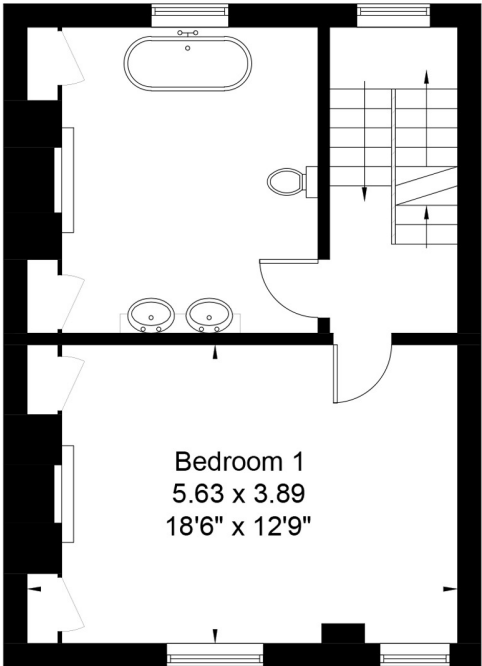
Approximate Gross Internal Area = 189.5 sq m / 2040 sq ft
Store = 2.2 sq m / 23 sq ft
Total = 191.7 sq m / 2063 sq ft



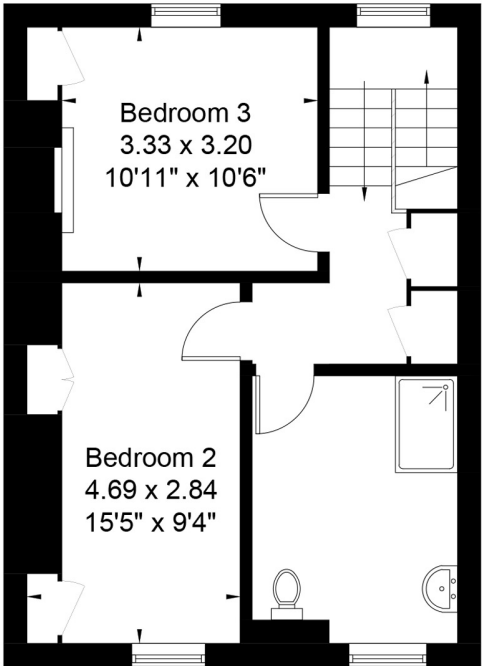
Lower Ground Floor



Ground Floor



First Floor



Second Floor

Accommodation

Ground Floor

Entrance Hall

With natural stone flooring and stairs with fitted carpet which rise to the first floor.

Drawing Room

With fitted carpet, period fireplace and surround with slate heart, 2 recessed original fitted cupboards and shelves to either side, sash window to front aspect with working shutter, Juliette balconette and radiator under.

Withdrawing Room

With fitted carpet, period fireplace and surround with slate hearth, 2 recessed original cupboards and shelving to either side, recessed ceiling spotlights, sash window with working shutters to rear aspect, Juliette balconette, radiator under with deco panel.

First Floor

Landing

With fitted carpet and sash window to rear aspect.

Master Bedroom

With fitted carpet, period fireplace and surround with slate hearth, 2 Georgian cupboards to either side, 2 sash windows to front aspect with Juliette balconettes, fitted shutters and radiator.

Bathroom

With original painted floorboards, claw foot central bath with taps and telephone style shower attachment, heated towel, pedestal WC, dual basin set into vanity unit, stainless steel mixer taps, period fireplace and surround with slate hearth, fitted cupboard to left and right, housing the Worcester combination boiler, sash window to rear aspect, fitted plantation shutters, extractor fan and recessed ceiling spotlights.

Stairs with fitted carpet rise to the top floor landing.

Top Floor

Landing

With fitted carpet, loft access, sash window to rear aspect and range of built-in cupboards.

Bedroom 2

With original floorboards, period fireplace and surround with slate hearth, fitted cupboard to right and sash window to rear aspect with radiator under.

Bedroom 3

With fitted carpet, 2 fitted wardrobes, sash window to front aspect with radiator under and recessed ceiling spotlights.

Shower Room

With fully tiled natural stone floors and walls, heated towel rail, pedestal WC, pedestal basin, sash window to front aspect with plantation shutters, large double size fully tiled and glazed shower unit with handheld and rain shower over, recessed ceiling spotlights and loft access.

Steps from the ground floor lead down to mezzanine level garden room.

Garden Mezzanine Level

Garden Room

With natural stone flooring, wall to wall double glazed casement windows, exposed beams and radiator.

Stairs lead down to the lower ground floor.

Lower Ground Floor

Hallway

With natural stone flooring, radiator, door leading through to the 2 front storage vaults, large understairs storage cupboard.

Utility Room/WC

With natural stone flooring, a range of base units with granite work surfaces, inset Belfast sink, swan neck brass tap, Samsung washing machine, casement window to rear aspect with fitted plantation shutter, extractor fan, raised cistern WC, wall mounted heated towel rail and door through to garden.

Dining Area

With natural stone flooring, period fireplace and surround, 2 recessed bespoke hand painted cupboards to either side, sash window to rear aspect, radiator under, central ceiling lighting and period style ceiling rose.

Kitchen

With natural stone flooring, a comprehensive range of hand painted Neptune Shaker style units, cupboards and drawers, granite worksurfaces, inset Cuisinemaster 4 range oven, 6 ring halogen hob, tiled splashback, extractor over, integrated appliances include fridge/freezer and dishwasher, double inset Belfast sink, stainless steel swan neck mixer and filter tap, sash window to front aspect and recessed ceiling spotlights.

Externally

To the rear accessed from the utility room there a small courtyard and access to a garden store and steps that rise to a pretty west facing paved sun terrace which spans the width of the property to the rear along with a level lawn, mature boarders and a further raised sun terrace.

To the front there is an enclosed vault with original boiling pot and electric metres.



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.

World Class Sporting facilities are available at Bath Rugby and Cricket Clubs and at Bath University and there are excellent hotel, gym and spa facilities at the Royal Crescent and Priory Hotels.

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

18 Northampton Street is a handsome Grade II listed Georgian town house of fine proportions and retaining a wealth of period detail. This beautiful property offers charming well-appointed light and airy accommodation arranged over 4 floors, with the benefit of a lovely west facing sunny garden and paved terrace.

The property is entered into an attractive formal entrance hall with natural stone flooring, the drawing room is to the front and has a beautiful period fireplace and picture window with working shutters. The withdrawing room is to the rear and enjoys a charming aspect over-looking the garden. In addition there is a pretty mezzanine level garden room which would make a perfect at home office.

At garden level there is a well-appointed hand painted Shaker style kitchen which is linked to a pretty dining / family room to the rear. The garden and sun terrace is accessed from the utility room to the rear.

There are 3 beautiful double bedrooms, with period fireplaces and built in storage and 2 lovely bathrooms on the upper floors.

Externally accessed from the lower ground floor there is a pretty west facing paved sun terrace that spans the width of the property to the rear along with a level lawn and mature borders.

General Information

Services: All mains services connected
Heating: Gas central heating
Tenure: Freehold
Council Tax Band: F

Important Notice: Cobb Farr, their clients and any joint agents give notice that: They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning; building regulation or other consents and Cobb Farr have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

