





## 1 BROCK STREET, BATH, SOMERSET, BA1 2LN

- Bath Spa Railway Station 0.8 miles  
(London Paddington from 82 minutes / Bristol Temple Meads from 12 minutes)
- Bristol International Airport 19 miles
- London Heathrow 99 miles
- London City Centre 117 miles

### ACCOMMODATION

Lobby • Reception hall • Kitchen/breakfast room • Drawing room • Dining room • Music room • Sitting room • Study • Garden room

Principal bedroom floor, with bedroom, dressing room and en suite bathroom with separate shower cubicle • Four further double bedrooms • Two further bathrooms • Top floor kitchenette

Utility room • Wine cellar • Store rooms • Vaulted cellars

Enclosed south facing rear garden • Front courtyard garden • Permit parking

### DESCRIPTION

A superb and substantial property in one of Bath's most prestigious locations and one of the few remaining complete townhouses in residential use on The Circus.

The property benefits from a rare triple aspect with views over The Circus from both the front and the side of the house as well as delightful views across Royal Victoria Park from the rear elevation. The property is over 6,000 sq ft with versatile accommodation over five floors. The elegant and beautifully flowing accommodation is designed for use by a family or a couple and the property benefits from spectacular rooms throughout.

## A LANDMARK GRADE I LISTED FIVE STOREY TOWNHOUSE PRESENTED TO AN EXCEPTIONAL STANDARD









The Circus, originally called King's Circus, was designed by John Wood the Elder in the 1750s. The vision was to recreate a classical Palladian architectural landscape for Bath, inspired by the Roman Coliseum. The property is situated on the Southern side of The Circus and it is one of the finest examples of Bath's Georgian architecture. Constructed of classic Bath stone, the front elevation features three classical orders (Greek, Roman and Corinthian), one above the other in the elegant arched facades.

The interior architectural detail is breath-taking, made immediately apparent on entering the wide and bright reception hall with a working fireplace and a spectacular and rare fully cantilevered staircase spanning three floors. There are wide panelled doors with fluted architraves and the tall sash windows have working shutters. A triumph of Wood design rarely found is the splendid oval drawing room on the first floor.

The property has recently undergone a full programme of restoration by the present owners which has greatly enhanced the house. State of the art fittings include an internet-controlled and highly efficient commercial-grade boiler system with zoned heating for each floor, Wi-Fi controlled heated floors in bathrooms, water leak detection system with remote water shut off, video door entry system with video monitors on each floor and enterprise grade Wi-Fi. All sash windows have been fully restored and professionally draft-proofed throughout. The roof has been significantly overhauled with new leadwork.





The lower ground floor has its own kitchen/utility room, wine cellar, plant room, bathroom, WC, sizeable bedroom, and reception room leading to the garden. The lower ground floor has separate street access, but is also fully integrated into the house, providing flexibility to use as a separate one-bedroom apartment if desired. At the rear of the house is a secure Italianate walled and private garden. A courtyard also runs along the front of the house with storage vaults, with potential for conversion.

The ground floor entrance hall, with its impressive fully cantilevered staircase, is almost 35 ft in height. This leads to the dining room - again with a view of The Circus - featuring an American walnut parquet floor and original marble fireplace. Adjacent to the dining room is an elegant and spacious handmade kitchen/breakfast room built and fitted by Thomas and Thomas. The ground floor family sitting room benefits from a working fireplace and views of The Circus.

The first floor includes The Music Room, with full views of The Circus, a marble fireplace, a hardwood parquet floor, and ceiling mouldings restored using 22 carat gold leaf.

The oval drawing room is a rare masterpiece of Georgian design, at nearly 30 ft long and featuring curved doors, which are believed to be original. The first floor also includes a spacious study with double aspect views of The Circus.

The entire second floor is occupied by the principal bedroom suite, including a spacious master bedroom with a working fireplace and views over Royal Victoria Park, a dressing room and en suite bathroom, all accessible via interconnected doors and not requiring access to the main hall.

The top floor has three bedrooms, a separate kitchen/utility room and bathroom, with the sizeable rear bedroom bay windows offering stunning views over Royal Victoria Park.





## SITUATION

The Circus is one of Bath's most sought-after residential locations linked via Brock Street to The Royal Crescent. The city centre is within easy walking distance. The nearby pedestrianised street of Margaret's Buildings provides range of galleries and restaurants. Bath is famous for its excellent cultural and leisure amenities including specialist shops, museums, art galleries and theatres, as well as restaurants, bars and cafes. Bath also has a highly regarded range of private and state schools, catering for all age groups, including King Edwards, Kingswood and The Royal High, all within easy reach. There's a high-speed train service from Bath Spa Railway Station to London Paddington (approximately 82 minutes).

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** All mains services are connected

**Planning:** The property is Listed Grade I

**Local Authority:** Bath & North East Somerset Council

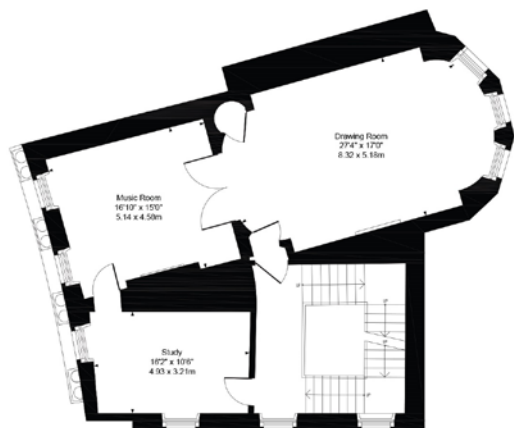
**Council Tax:** Band H

**EPC:** Band E

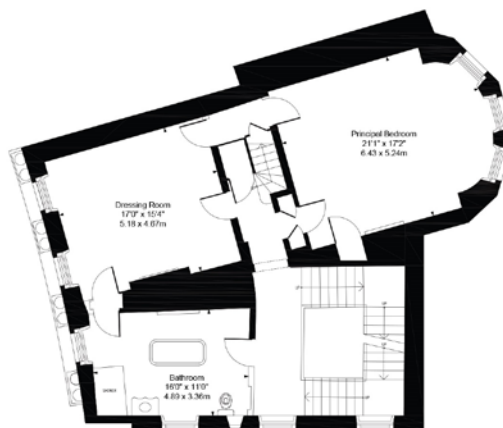
**Viewing:** Strictly by appointment through the selling agents



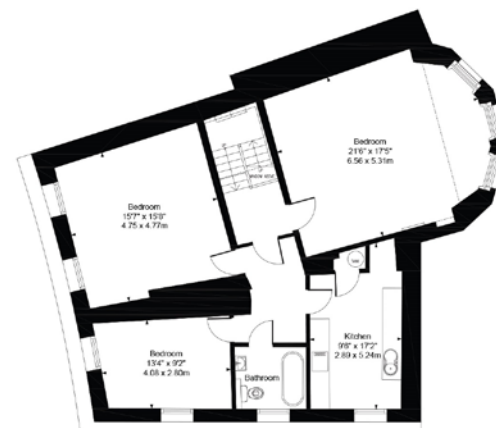




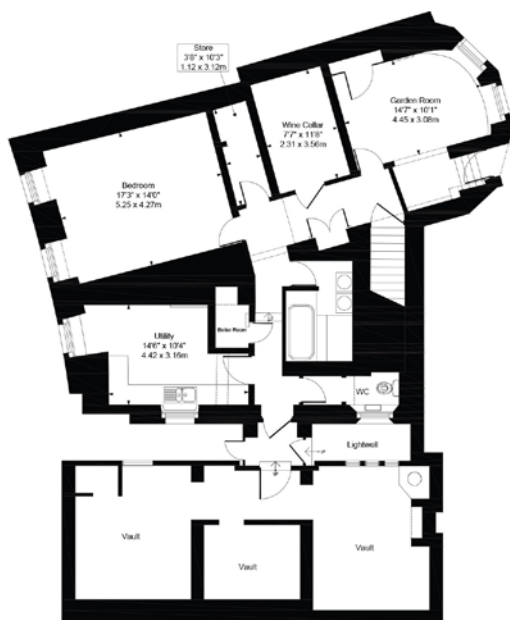
First Floor



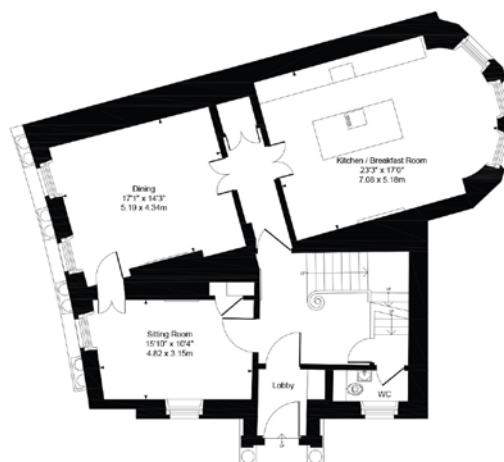
Second Floor



Third Floor



Lower Ground Floor



Ground Floor

Approximate Gross Internal Floor Area 6174.07 sq. ft / 573.59 sq. m  
Approximate Gross Vaults Internal Floor Area 508.91 sq. ft / 47.28 sq. m  
Illustration for identification purposes only, measurements are approximate, not to scale.

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