



95 SYDNEY PLACE

Bath

Carter Jonas

95 SYDNEY PLACE BATH, SOMERSET, BA2 6NE

**A SUBSTANTIAL GRADE I LISTED FIVE STOREY TERRACE TOWNHOUSE
WITH A LOVELY GARDEN AND FOUR BEDROOM MEWS HOUSE WITH
GARAGING AND OFF-STREET PARKING**

- Bath Spa Station 0.8 miles (London Paddington from 90 minutes)
- Bath Abbey 0.5 miles
- Kennet and Avon Canal 0.1 miles (Bradford on Avon 8 miles - Bristol 11 miles)
- M4 (J18) 12 miles

ACCOMMODATION

MAIN HOUSE

Lower Ground Floor: Self contained apartment Two bedrooms • Living/Dining room (original kitchen) • Kitchen • Two shower rooms (one en suite) • Cellar • Storage vaults

Ground Floor: Reception hall • Dining room
Morning room • Cloakroom • Kitchen/Breakfast room • Conservatory

First Floor: Drawing room • Library

Second Floor: Two Bedrooms both with en suite bath/shower rooms • Dressing room

Third Floor: Three bedrooms • Dressing room
Family bathroom • Two en suite shower rooms

MEWS HOUSE

Reception hall • Four bedrooms • Living room
Kitchen • Two bath/shower rooms • Storage

Large south facing gardens



DESCRIPTION

An exceptional townhouse in one of Bath's most sought-after locations. The well-presented and substantial accommodation is across five floors with a significant sense of volume and period elegance that is immediately apparent from entering through the grand door case. It is positioned towards the top of this historic terrace of eleven grand townhouses along the western edge of Sydney Pleasure Gardens. Originally called New Sydney Place, designed by John Pinch the Elder and built in 1804-1808 by the contractor John Jacobs, it is described as "the most beautiful of Bath's C19 buildings" in Pevsner Architectural Guides.

An impressive list of former inhabitants of New Sydney Place include Queen Charlotte, King William IV, and the Duke of Clarence, and the original screen adaptation of Jane Austen's *Persuasion* was filmed in the house in 1995, proved by the dining room still decorated with trompe l'oeil wall hangings, that were stencilled by the BBC.

The rarity of the property is having its wealth of original features as well as still retaining its mews coach house to the rear, providing separate accommodation as well as a double garage and off road parking for three cars. The present owners have successfully used this as a bed and breakfast and rental investment, and it benefits from its own enclosed and private garden.

As well as this, the main house has been arranged to be used either as a whole house, or having the lower ground floor as a self contained two bedroom apartment.

The wealth of original detail includes limestone flagstone floors, a cantilevered stone staircase with wrought iron balustrades and inlaid mahogany handrails, fine regency plasterwork and architraves, beautifully carved marble fireplaces, and original sash windows with working shutters. The ground floor reception rooms both have apsidal ends and are accessed through impressive curved wooden doors. The spacious first-floor piano nobile sometimes used as a ballroom boasts spectacular windows. At the front, three full height sashes drop down to the skirting boards, taking in the wonderful views across Sydney Gardens and to the Holburne Museum. To the rear, the impressive double sash window looks across to the architecturally fascinating high stone garden wall and beyond to the roof and spire of St. Mary's of Bathwick Church. The lower ground floor retains the original kitchen with its warming plates, bread oven and range

The enclosed garden faces south to take in the sun and leads along pennant stone patio bordered by shrubs and small specimen trees, through to the garden area and to the mews coach house.

SITUATION

This is a truly excellent position in Bath. It is next to Sydney Gardens, The Holburne Museum with its acclaimed café, The Kennet and Avon Canal and tow path, and the historic St. Mary's of Bathwick Church. Most of all, the sense of being in the countryside whilst only having a short level stroll into the centre of Bath at the other end of Great Pulteney Street, is a delightful feature. "The Rec", home to Bath Rugby is 500 metres away and excellent shopping, cultural and leisure facilities are on your doorstep. Access to major transport links is equally easy with the recently redeveloped Bath Spa railway station providing a fast route to London Paddington and the A4/M4/A36 are near at hand. Excellent schooling is close by, the nearest being King Edwards School, St Mary's, Bathwick Primary School, The Paragon and Prior Park.

Sydney Gardens is undergoing a refurbishment from a lottery grant to improve and upkeep the tennis courts, beautiful grounds with direct access to the canal path, which will make it a unique heritage asset.





ADDITIONAL INFORMATION

TENURE Freehold

SERVICES All mains services are connected

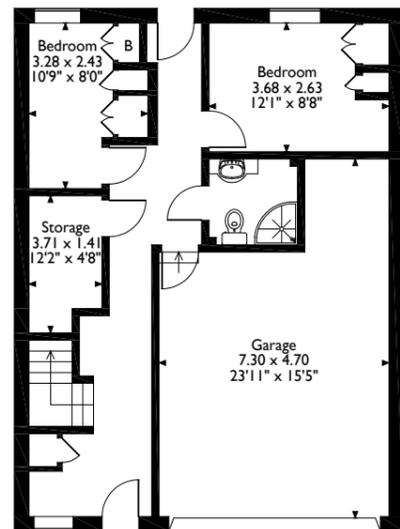
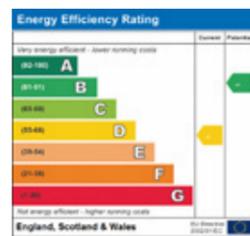
VIEWINGS Strictly by appointment with Carter Jonas

COUNCIL TAX BAND H

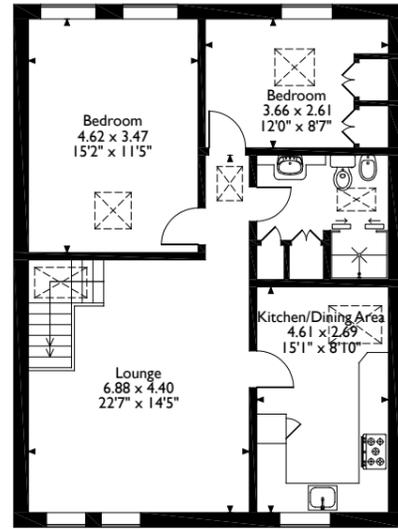
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95, Sydney Place, Bath, Somerset
 Approximate Gross Internal Area
 Main House = 630 Sq M/6781 Sq Ft
 Coach House = 118 Sq M/1271 Sq Ft
 Garage = 29 Sq M/312 Sq Ft
 Total = 777 Sq M/8364 Sq Ft



Ground Floor



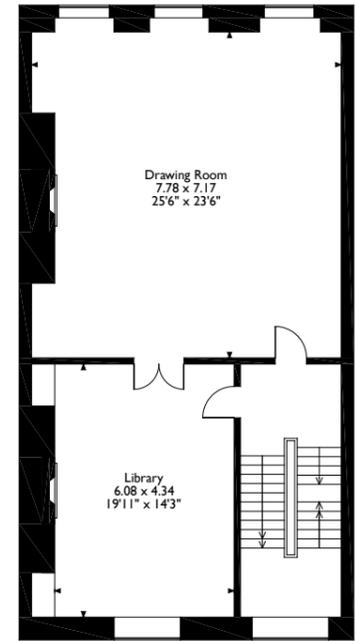
First Floor



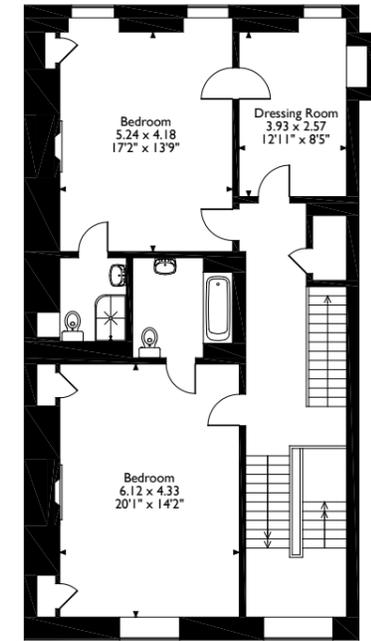


Basement

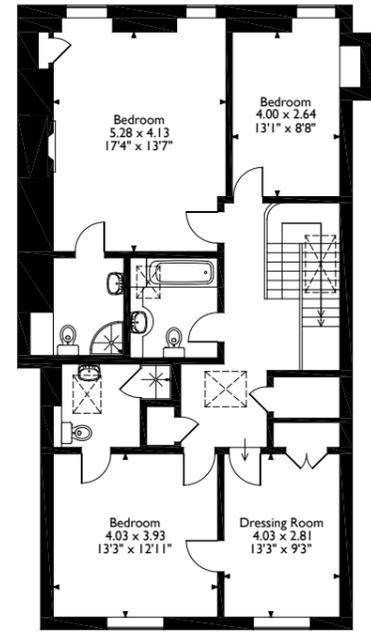
Ground Floor



First Floor

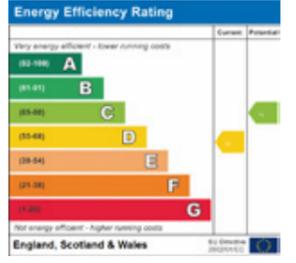
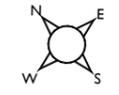


Second Floor



Third Floor

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