



8 RICHMOND HILL, BATH, BA1 5QT
£8,000 per month*

Carter Jonas

A most impressive and elegant Georgian Townhouse nestled in quiet Richmond Hill on the Lansdown slopes with beautiful south facing terrace and garden with City views across to St Stephens Church and beyond.

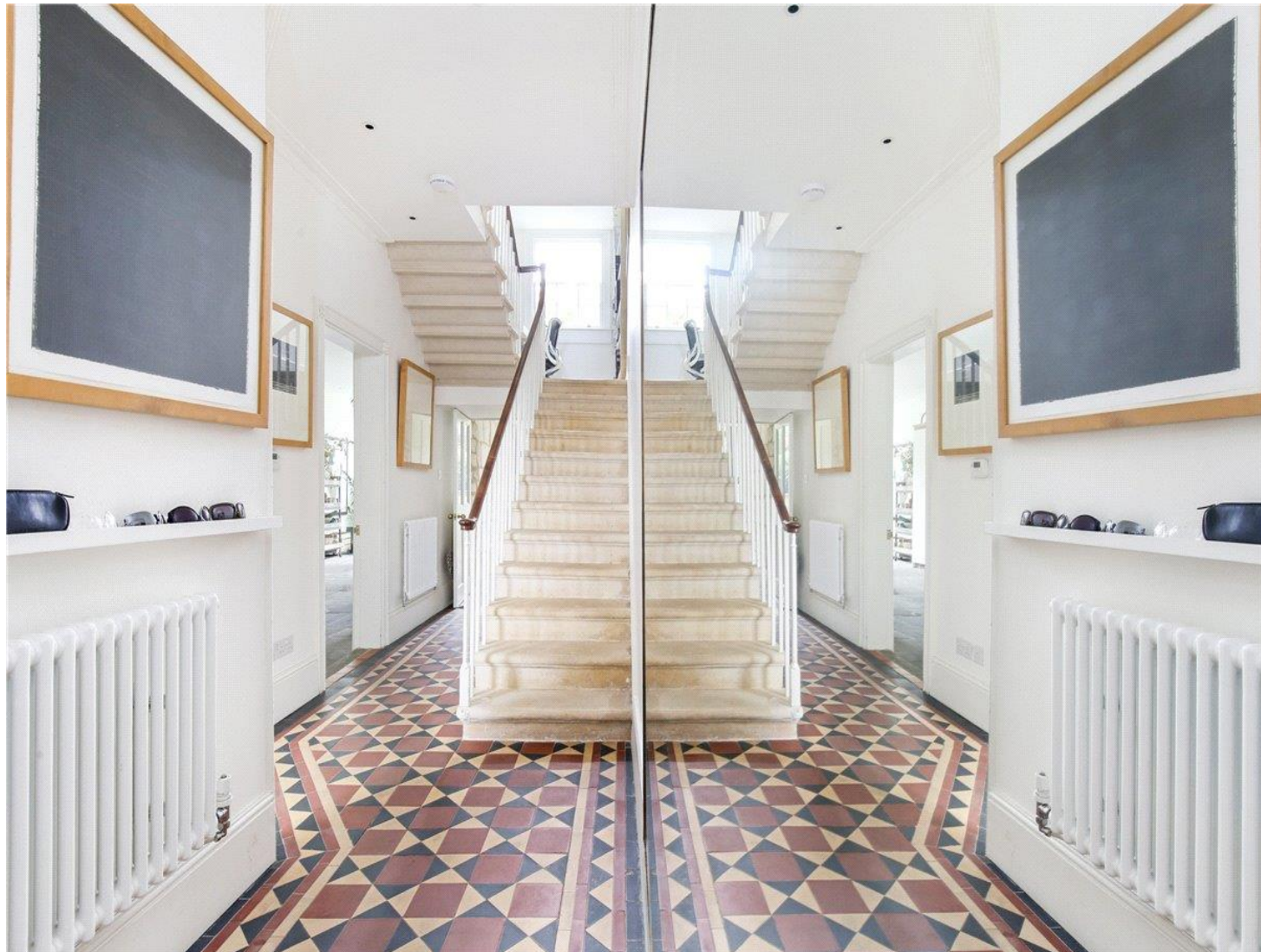
- Kitchen/Dining Room
- Cloakroom
- Drawing Room
- Master Bedroom with en suite
- 3 further Bedrooms
- 2 further bathrooms
- Utility /Laundry Room

THE PROPERTY

A most impressive and substantial Georgian Townhouse arranged over 4 floors, nestled on the Lansdown slopes, north of the City Centre in quiet and leafy Richmond Hill. The property has been the subject of an extensive renovation by the owner's interior design company. All the original period features merge beautifully with contemporary style of the high end interior fittings resulting in a truly stunning, well designed Bath home.

Set behind a private gated entrance, the south facing garden and terrace leads to the front door which opens on to a light and bright hallway and into the kitchen/dining room, a truly beautiful room where the light floods in, and enjoying the benefit of a real Barbas woodburner. The kitchen houses a substantial four oven gas AGA, Gaggenau fridge/freezer and dishwasher, with the washing machine and tumble dryer being in the lower ground floor utility/laundry room. Stairs rise to the first floor to the south facing Drawing Room which has a real open fire and stunning views over Bath and St Stephens church. The first floor also offers a double bedroom with a large en suite shower room and a compact and useful study area. There are two double bedrooms and a bathroom with separate shower on the second floor and stone stairs sweep up to the third floor where the bedroom enjoys a sunny south facing balcony with majestic Bath City views and an en suite shower room.

The rear garden leads to a separate and detached gym. There is an off-street parking space to the rear of the house and two residents' permits are available for street parking on Richmond Hill. A most remarkable example of a first class, Listed, Georgian Townhouse, and a property such as this is rarely available on the rentals market.



Available for an initial 12 month tenancy.

EPC Rating D. Council Tax Band G (please see Bath & North East Somerset website for current cost)

Mains electric, gas and metered mains water.

Parking: Permit parking outside on Richmond Hill for two vehicles.

Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

At a rent of £8,000 per calendar month: Holding deposit of 1 week's rent £1846(deducted from first month's rent)

6 weeks' deposit - £11,076

ADDITIONAL INFORMATION

Offers	Available for a minimum term of 12 months longer terms will be considered
Viewing	Strictly by appointment
Local Authority	- Council Tax Band G
Directions	



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Approximate Gross Internal Area = 275.6 sq m / 2966 sq ft

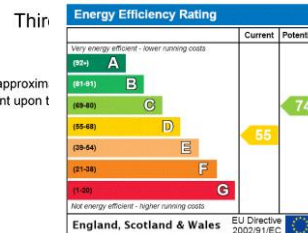
Garage = 20.9 sq m / 225 sq ft

Outbuilding = 18.2 sq m / 196 sq ft

Total = 314.7 sq m / 3387 sq ft



FLOORPLANZ © 2018 0203 9056099 Ref: 217759
This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon it.



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