



25 NORTHAMPTON STREET
Bath

Carter Jonas

25 NORTHAMPTON STREET, BATH, SOMERSET, BA1 2SW

A PERFECTLY PRESERVED PERIOD HOME IN A HIGHLY DESIRABLE LOCATION, THIS WELL PRESENTED FOUR-BEDROOM GRADE II LISTED FAMILY HOME IS BEING OFFERED FOR SALE CHAIN FREE AND IS IN NEED OF A LITTLE MODERNISATION.

Sitting/dining/drawing room • Withdrawing room
• Sitting room/bedroom • Bedrooms • Kitchen •
Cloakroom • Shower Room • Utility • Courtyard • Vaults •
Garden • Bathroom • Dressing room • Rear garden

DESCRIPTION

25 Northampton Street is a beautifully presented Grade II listed family home in one of Bath's most convenient and sought-after locations.

This lovely home has been so well maintained with beautiful original features and provides versatile accommodation over four floors. In need of a little modernisation, but in excellent order throughout. You enter via a generous hallway, and ahead of you the stairs rise to the upper floors and to the lower ground floor with a cloakroom on the half-landing. The ground floor comprises a sitting/dining room to the front with open fireplace, built in shelving and cupboard storage and attractive wooden floors.

To the rear is the withdrawing room that looks over the rear garden. The kitchen and utility room are on the lower ground floor. The kitchen has a range of fitted units and space for a dining table and chairs. There is also a shower room to this floor.

The first floor is versatile in that it could either used as two grand reception rooms or could be a large bedroom with bathroom behind subject to planning consents (next door has this newer layout). On the second floor, there are two additional bedrooms, one with dressing room, and there is a good-sized bathroom.





SITUATION

Northampton Street was built on the pleasure grounds of No.14 Royal Crescent, the property of Charles Hamilton. It was purchased by the Pulteney Estate in 1791. The house was built in 1796 according to the designs of the renowned John Pinch the elder. Northampton Street is an artistic street with a real sense of community. It has residents' parking and is close to St James's Square with a deli, an excellent chemist, florist and newsagents. The Royal Crescent is 0.3 miles away, being right at the centre of Georgian Bath. Margaret's Buildings with its galleries, restaurants and unique shops is only 0.2 miles away. Bath Spa station is a 20-minute walk at 1.1 miles away, with access to the M4 via Lansdown. There are many wonderful green spaces nearby and the Cotswold Way is 1.4 miles away.

ADDITIONAL INFORMATION

Tenure: Freehold

Planning: Listed Grade II

Services: All mains services are connected.

Council Tax: Band F

Local Authority: Bath and North East Somerset Council.

EPC: Band D

Viewing: Strictly by appointment with Carter Jonas.





Northampton Street, Bath, BA1

Approximate Area = 1914 sq ft / 177.8 sq m
 Outbuilding = 201 sq ft / 18.6 sq m
 Approximate Area = 2115 sq ft / 196.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © rictocom 2024. Produced for Carter Jonas. REF: 1214344

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