



# 17 Gay Street

Bath, BA1 2PH

4 Bedrooms | 3 Receptions | Double Fronted |

Beautifully Refurbished | Grade I Listed | Prime Location

Freehold

## Description

The reception hall and stunning staircase are one of the major features of Number 17, designed by John Wood the Elder. The intricate plaster work, restored shutters and beautiful fireplaces are just a few of the features enhanced by the current owner's recent refurbishment adding cast iron radiators, stylish interior design, polished wooden flooring and subtle mood colours. The drawing room is beautifully proportioned with a shallow bay window looking out to greenery and opens into the library/sitting room. Ascending the wide elegant staircase to the first floor one takes in the quality of the craftsmanship of the restorer of this fine house. This suite comprises a handsome bedroom, a bespoke dressing room which has been fitted with hand made wardrobes including a vanity unit plus a walk-in shower and a separate cloakroom. The second floor suite is beautifully light and airy with views across the gardens of The Circus and the mature trees of the Gravel Walk leading to the Royal Crescent. The luxury bathroom includes a free-standing bath to enjoy the views whilst soaking away the city life just down the road. The top floor has two bedrooms, a shower room and a kitchenette. The courtyard level is beautifully designed with a breakfast room opening to a bespoke kitchen beautifully fitted with hand painted cabinets, integral appliances as well as retaining some of the old features such as the Bath stone ovens. Polished stone flooring flows throughout linking the rooms together including the dining room with a door opening to the small west facing garden. There are two light wells to the front one

with an external staircase from the pavement, great for deliveries. Within the vaults are three rooms; a guest room, office and store room.

## Situation

Gay Street is situated in the very heart of Bath with The Circus, Brock Street and the Royal Crescent a stroll away as well as a few moments walk down to Milsom Street and the city centre, offering an array of cultural and leisure facilities with some of the finest shops and restaurants to be found outside of London. There are also local amenities on Brock Street as well as the attractive walkway of boutiques and restaurants of Margaret's Buildings. Bath Spa railway station allows easy access to London Paddington and the M4 (Junction 18) is approximately 10 miles distant. Bath is one of only three UK World Heritage Cities and this property is ideally placed to walk into Bath and enjoy all it offers including the Theatre Royal and Bath Festivals Trust, providing an eclectic programme of events over the year.

## Services

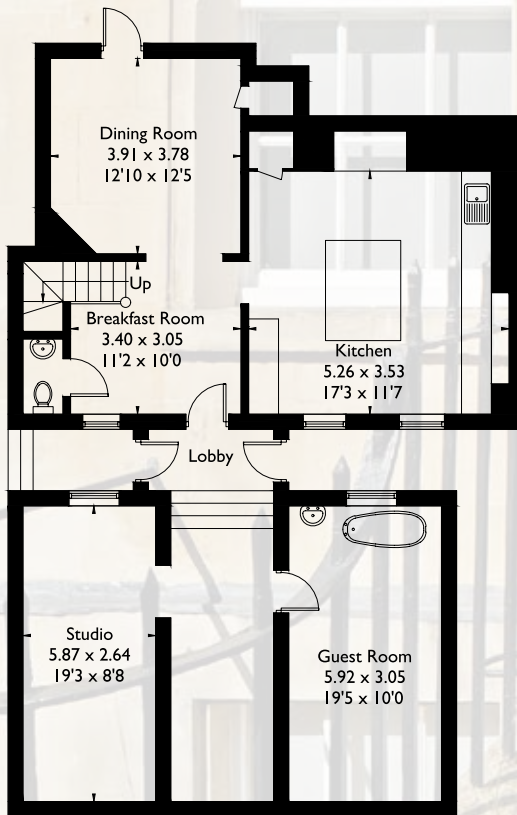
All main services are connected to the property. Underfloor heating on the kitchen level. Council Tax Band G

## Local Authority

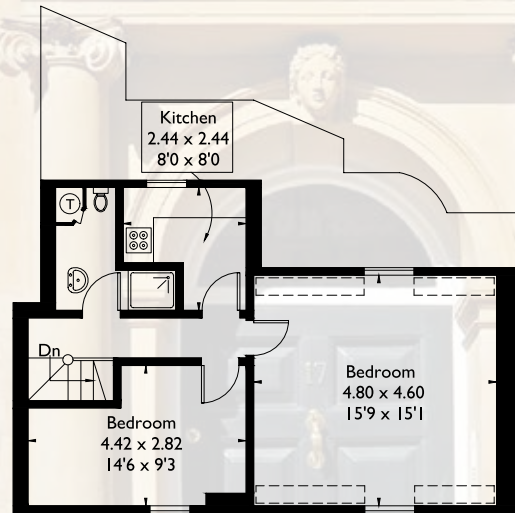
Bath and North East Somerset Council.



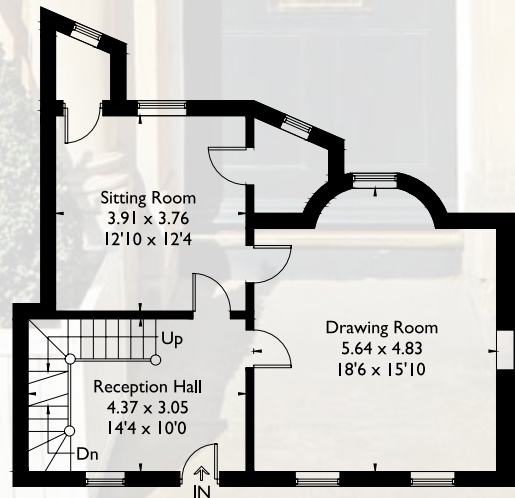
Approximate Gross Internal Area = 340.8 sq m / 3669 sq ft  
(Excludes Restricted Head Height)



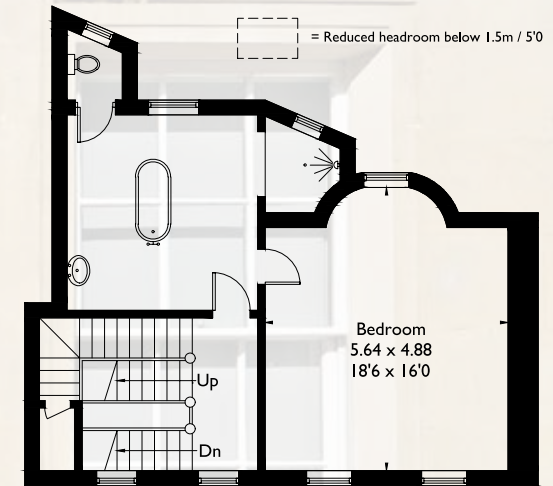
Lower Ground Floor



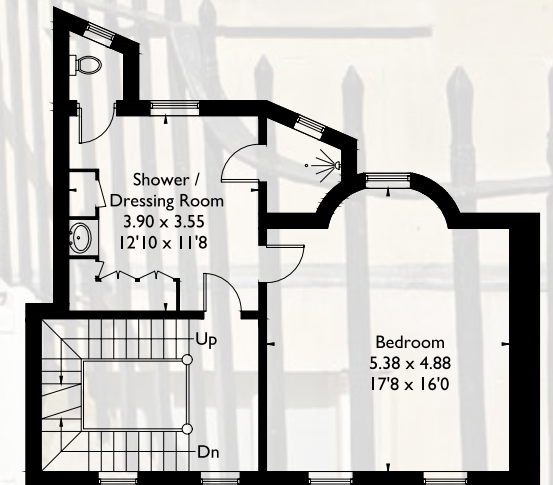
Third Floor



Ground Floor



Second Floor



First Floor



## Hamptons International

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[www.hamptons.co.uk](http://www.hamptons.co.uk)

**FOR CLARIFICATION,** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemized within these particulars.

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INTERNATIONAL

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