



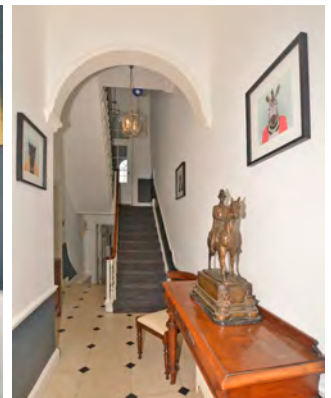
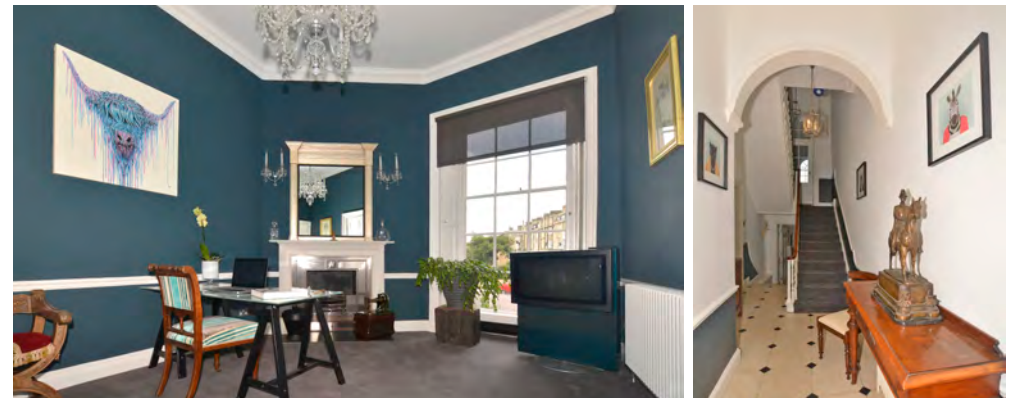
34 HENRIETTA STREET



# 34 HENRIETTA STREET BATH BA2 6LR

A comprehensively refurbished and exquisitely presented Grade 1 listed Georgian town house of beautiful proportions, with a separate two bedroom self-contained apartment, located in the heart of Bath adjacent to the world famous Pulteney Bridge.

- 5 bedrooms
- 5 bathrooms
- 5 reception rooms
- Stunning bespoke kitchen and open-plan breakfast room
- Cinema room
- First floor balcony
- Pretty ornamental town garden
- Parking available by separate negotiation
- Separate 2 bedroom self-contained apartment.
- Ideal boutique B&B/Airbnb investment opportunity





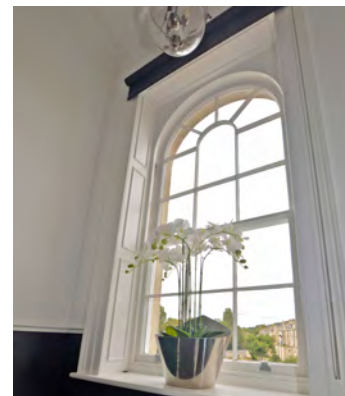
## SITUATION

Henrietta Street is located adjacent to Laura Place and the world famous Pulteney Bridge and just off Great Pulteney Street. Henrietta Street is ideally located within 5 minutes level walk of Bath city centre and within close proximity of Bath Rugby and Cricket Clubs, an excellent doctors, dental practice and Bath Spa Railway Station.

The UNESCO World Heritage City of Bath offers a wonderful array of chain and independent retail outlets, many fine restaurants, cafes and wine bars. There are also The Number One Royal Crescent and Holburne Museums, the attractions at the Pump Rooms and Roman Baths and a number of well respected culture activities including a world famous international music and literary festivals.

World class sporting facilities are available at Bath Rugby and Cricket Clubs and at Bath University and there are many fabulous 5 star hotels, gym and spa facilities within easy reach.

Communications include a direct line to London Paddington, Bristol and South Wales from Bath Spa Railway Station (Crossrail Link commences 2018 date TBC), The M4 Motorway, Junction 18 is 8 miles to the north and Bristol Airport is 18 miles to the west.





# DESCRIPTION

34 Henrietta Street is a handsome Grade I listed Georgian town house, with two architecturally impressive ground floor Venetian windows, located in a fine central position just off Laura Place.

This handsome property has recently been comprehensively refurbished throughout, and offers tastefully presented contemporary accommodation with a wealth of quality finishes that blend beautifully with the impressive original period features.

The ground floor accommodation comprises an elegant dining room which is linked to the rear with a cosy library/snug. The stunning drawing and withdrawing room, which are linked by beautiful wedding doors are on the first floor, and both have spectacular period fireplaces. In addition at this level there is a spacious well-fitted laundry room which leads onto a pretty first floor balcony.

The master bedroom is on the second floor and has wonderful built-in bespoke hand-painted wardrobes and plush deep pile carpet. The exquisite master bathroom is to the rear and has fabulous Carrarra marble flooring with underfloor heating, dual vanity sinks, an oval bath and a double size glazed and tiled rain shower. There are two further double bedrooms on the top floor, one with an en-suite shower room along with a separate well-appointed bathroom.

Leading down from the ground floor there are two further mezzanine level double bedrooms and shower room suites.

The beautifully appointed and fully renovated two bedroom self-contained apartment occupies the lower ground floor, and can be accessed internally at this level, or independently via external steps and a pretty courtyard to the front from the street level.

The impressive garden level accommodation comprises a large cinema room which houses the comprehensive network infrastructure, and a further well-equipped utility room and guest cloakroom. The stunning open-plan kitchen and breakfast room, which has bi-fold doors, has a fine aspect over-looking the gardens and comprises a wonderful collection of hand-painted bespoke Tom Howley units with Viscount White granite worksurfaces and breakfast bar, marble flooring with underfloor heating, double porcelain sinks with a Quooker tap, an integrated Total Control four door electric Aga and additional module with gas hob, a large American style Fisher Paykel fridge/freezer, a Neff dishwasher and microwave and a Miele wine fridge. The separate open plan breakfast area has attractive built-in banquette seating.



# ACCOMMODATION

## Ground Floor

*Entrance Hall* with natural stone chequered flooring, dado rail, period style radiator, stairs that rise to first floor and down to the lower floors.

*Formal Dining Room* with 2 Venetian windows to front aspect with working shutters, period styles radiators under, period fireplace and surround with slate hearth, dado rail, intricate period cornicing, fitted carpet and large wedding doors through to the library/snug

*Library/Snug* with fitted carpet, dado rail, period fireplace and surround with slate hearth, period style radiator, Georgian sash picture window to rear aspect with working shutters and intricate period cornicing.

## Lower Mezzanine Level

*Bedroom 4* with fitted carpet, built in wardrobe, Georgian sash window to rear aspect with radiator under and en-suite shower room.

*En-Suite Shower Room* with fitted carpet, fully tiled and glazed shower unit with rain shower over, part-tiled walls, pedestal WC, pedestal basin, wall mounted radiator, extractor fan and recessed ceiling spotlights.

## Upper Mezzanine Level

*Laundry Room* with wooden flooring, a comprehensive range of floor and wall mounted high gloss units, cupboards and drawers with granite worksurfaces and upstand. Half size porcelain sink with chrome swan neck mixer tap, space and plumbing for washing machine/tumble dryer, recessed ceiling spotlights, period style radiator, integrated fridge/freezer, wall mounted fire alarm system, Venetian glazed door to rear balcony.

## First Floor

*Landing* with fitted carpet, radiator and door through to drawing room.

*Drawing Room* with fitted carpet, 3 sash windows with working shutters to front aspect with period radiators under, dado rail, period fireplace and surround with slate hearth, intricate period cornicing detail and wedding doors through to the withdrawing room.

*Withdrawing Room* with fitted carpet, dado rail, period fireplace and surround with slate hearth, Georgian sash window with working shutters, intricate period cornicing, arched recess and shelf.

## Mezzanine Level

With Venetian window to rear aspect and stairs with fitted carpet rising to second floor.

## Second Floor

*Landing* with fitted carpet, period radiator and door through to master bedroom.

*Master Bedroom* with fitted carpet, 3 Georgian sash windows to front aspect with fitted plantation shutters, period style radiators under, a comprehensive range of wall to wall bespoke hand-painted wardrobes, period fireplace with marble surround and small Georgian cupboard.

*Master Bathroom* with Carrarra marble flooring with underfloor heating, fully tiled and glazed double size shower unit with wall mounted and hand held rain shower, recessed shower shelf, egg shaped bath with telephone style tap and shower attachment, dual vanity unit with marble surface set into bespoke cupboard unit, pedestal WC, wall mounted heated towel rail, large built-in shelved cupboard, period fireplace with marble surround, LED down-lighting and Georgian sash window with working shutters to rear aspect with period style radiator under.

## Third Floor

*Landing* with fitted carpet, sash window to rear aspect, large built-in cupboard which houses the Megaflow pressurised hot water system and the Worcester boiler.

*Bedroom 2* with fitted carpet, built-in wardrobe, period fireplace, sash window to rear aspect, recessed ceiling spotlights and door through to en-suite shower room.

*En-Suite Shower Room* with vinyl flooring, fully tiled and glazed corner shower unit with hand held and wall mounted shower, wall mounted basin, pedestal WC, part-tiled walls and recessed ceiling spotlights.

*Bedroom 3* with fitted carpet, built-in wardrobes, Georgian sash window to front aspect, period radiator, recessed ceiling spotlights and wall to wall fitted wardrobes.

*Bathroom* with tiled flooring, fully tiled and glazed shower unit with wall mounted shower, circular wall mounted basin with feature wall mounted tap, recessed shelf and mirror, pedestal WC, feature oval bath with freestanding tap and hand held shower, further recessed shelving, Georgian sash window to front aspect, wall mounted heated towel rail and recessed ceiling spotlights.

## Lower Ground Floor

*Landing* with fitted carpet, stainless steel and glazed banister with door through to bedroom 5 and door through to self-contained flat.

*Bedroom 5* with fitted carpet, wardrobe, Georgian sash window to rear aspect with radiator under and door through to en-suite shower room.

*En-Suite Shower Room* with fitted carpet, fully tiled and glazed shower unit with wall mounted and hand-held shower over, part tiled walls, ladder effect heated towel rail, pedestal WC, pedestal basin, recessed ceiling spotlights and extractor fan.

## Garden Level

*Hallway* with marble flooring (underfloor heating throughout garden level), built-in under stairs cupboards, door through to cinema room and walkway through to kitchen/breakfast room.

*Cinema Room* with marble flooring, feature up-lighting, contemporary wall mounted radiator and recessed lit glazed shelving. Cupboard housing the comprehensive network infrastructure.

*Utility Room* with marble flooring, a range of floor and wall mounted units with granite work surfaces and upstand, stainless steel basin, chrome swan neck mixer tap, water softener, LED down-lighting and door through to guest cloakroom.

*Guest Cloakroom* with marble flooring, pedestal WC, basin set into vanity unit, chrome swan neck mixer tap, granite upstand, LED lighting and wall mounted contemporary radiator.

## Kitchen/Breakfast Room

*Breakfast Room* with built-in hand painted banquette seating, Georgian sash window to rear aspect, recessed LED down-lighting and walkway through to kitchen.

*Kitchen* with marble flooring, a comprehensive range of bespoke hand-painted Tom Howley units, cupboards and drawers with Viscount White granite work surfaces and breakfast bar, fully tiled splashback, integrated Fisher Paykel American style double fridge/freezer, 4 door Total Control AGA along with 2 door AGA module with a 4 ring gas hob, extractor over, integrated NEFF dishwasher, integrated Miele wine fridge, integrated Neff microwave, double porcelain sink with a waste disposal, swan neck chrome mixer tap, Quooker tap, LED down-lighting, feature glazed Atrium and bi-folding doors to garden.



# FLOOR PLANS

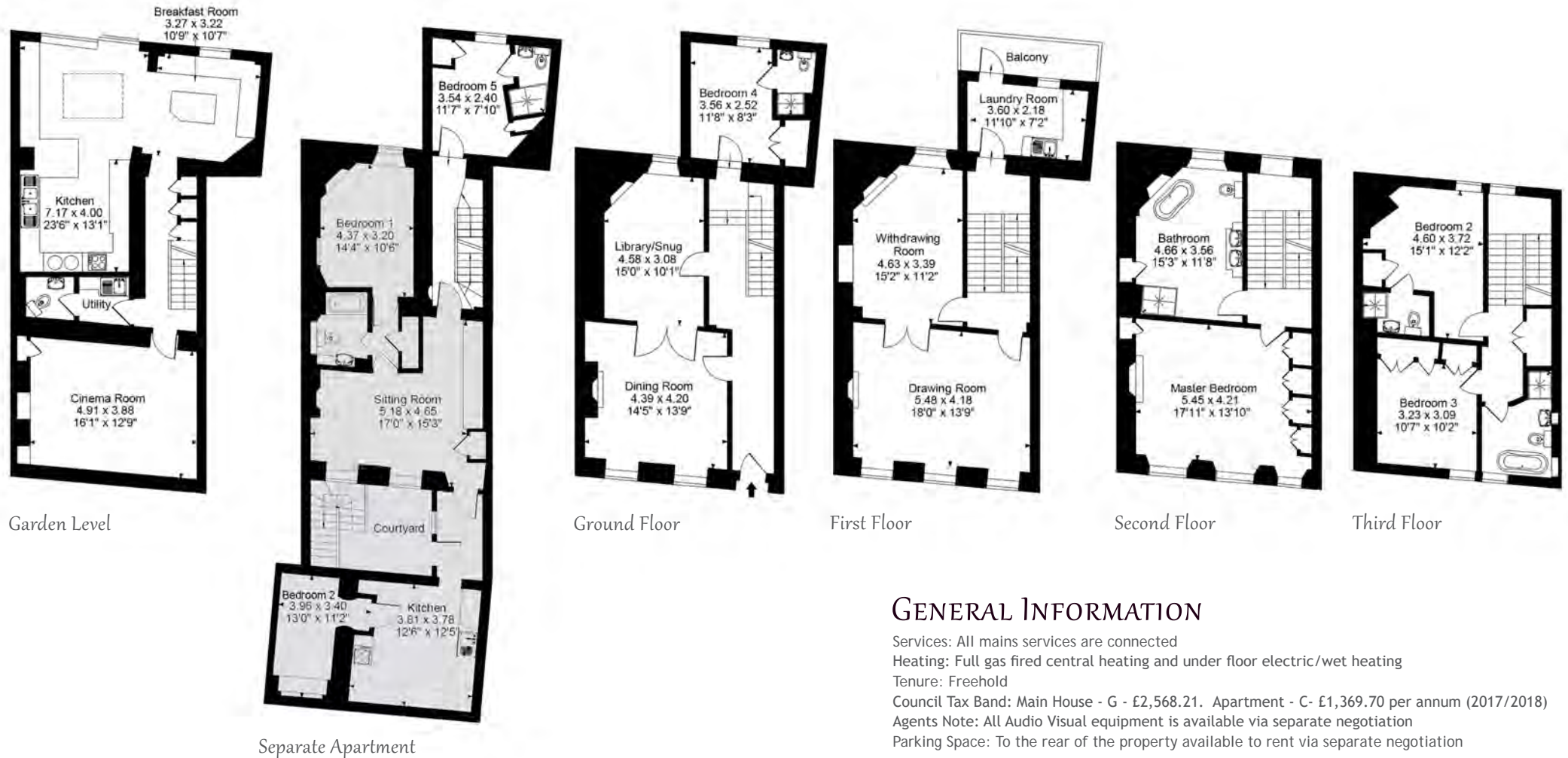


Approx Gross Internal Area

Main House - 3401 sq.ft. 316 sq m.

Apartment - 732 sq.ft. 68 sq m.

Total - 4138 sq.ft. 384 sq m.



## GENERAL INFORMATION

Services: All mains services are connected

Heating: Full gas fired central heating and under floor electric/wet heating

Tenure: Freehold

Council Tax Band: Main House - G - £2,568.21. Apartment - C - £1,369.70 per annum (2017/2018)

Agents Note: All Audio Visual equipment is available via separate negotiation

Parking Space: To the rear of the property available to rent via separate negotiation

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## SELF-CONTAINED APARTMENT

Entrance Lobby with marble flooring, courtesy LED down-lighting, marble steps which rise to the sitting room and walkway through to kitchen.

Kitchen with a comprehensive range of hand-painted units, cupboards and drawers with granite work surface and upstand, 1½ bowl stainless steel sink with chrome swan neck mixer tap, marble flooring, space and plumbing for washing machine, integrated Neff double electric oven, 4 ring induction hob with stainless steel splashback and extractor over, integrated wine fridge, integrated fridge/freezer, integrated dishwasher, recessed LED down-lighting and further built-in storage cupboard.

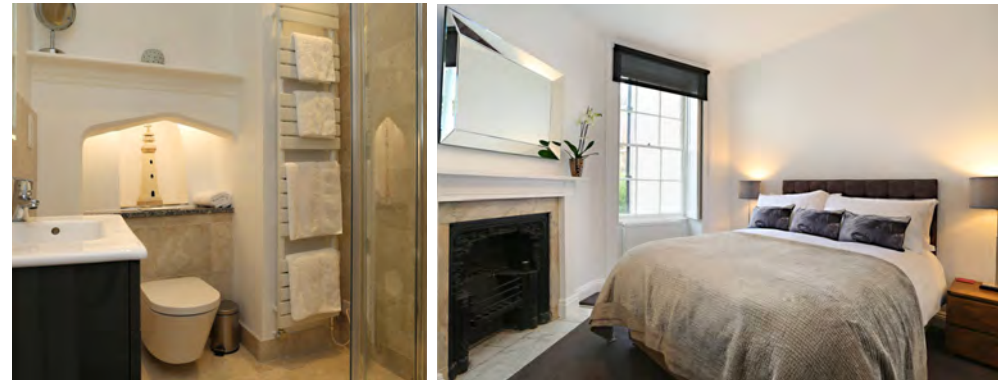
Bedroom 2 with marble flooring, casement window to courtyard aspect, feature LED down-lighting and recessed lit shelf.

From the entrance lobby marble stairs rise to the sitting room.

Sitting Room with fitted carpet, original period dresser and shelving, built-in cupboard, radiator, period fireplace and surround with slate hearth and recess to left, 2 Georgian sash windows to front aspect with radiators under, LED down-lighting, wall mounted control panel for underfloor heating.

Master Bedroom with fitted carpet, period fireplace with marble surround and hearth, Georgian sash window with working shutters to rear aspect with radiator under, fitted wardrobes, period recess and built-in cupboards.

En-Suite Shower Room with marble flooring with underfloor heating, concealed cistern WC with granite lit display shelf over, feature basin set into 2 drawer vanity unit with courtesy lit mirror over, fully tiled and glazed shower unit with hand-held and wall mounted shower over, recessed shelf, wall mounted heated towel rail, LED down-lighting and extractor fan.



## EXTERNALLY

Accessed from the kitchen there is a beautiful ornamental low maintenance parterre garden and sun terrace with steps that lead up to the parking area, where there is a parking space available for rent by separate negotiation.





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