



12 CATHARINE PLACE

BATH

**COBB
FARR**

Bath & Bradford on Avon



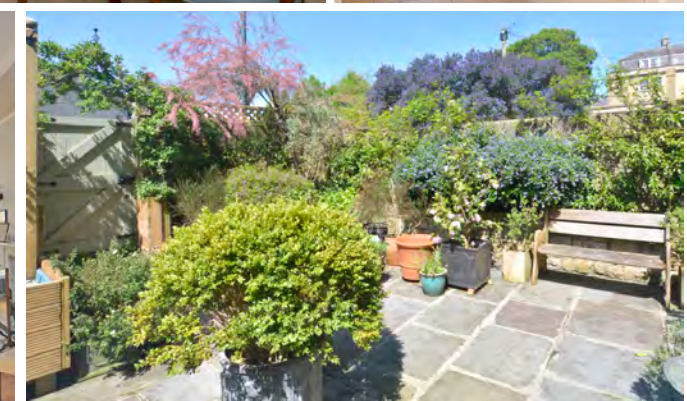
12 CATHARINE PLACE

BATH

BA1 2PR

A handsome Grade II listed Georgian townhouse of fine proportions, positioned beautifully on the westerly side of an elegant residential square, adjacent to the Royal Crescent.

- 6 flexible bedrooms/office spaces
- 3 formal reception rooms
- Bespoke hand-painted kitchen
- Elegant master bedroom suite
- 2 further bathrooms and a wet-room shower
- 2 guest cloakrooms
- Comprehensively refurbished accommodation
- Pretty west facing courtyard garden
- Opportunity to create independent living accommodation
- Secure gated underground parking





SITUATION

Catharine Place is an elegant residential Georgian square comprising some 20 Grade II listed townhouses and apartments that wrap beautifully around pretty gated private gardens. This fine residential address is adjacent to the Royal Crescent and tucked quietly behind Brock Street and Margaret's Buildings and is particularly sought after given its proximity to Bath city centre, many excellent local amenities and good schools

The UNESCO World Heritage City of Bath offers a wonderful array of chain and independent retail outlets, many fine restaurants, cafés and wine bars and a number of well-respected cultural activities which include a world famous music and literary festival, The Roman Baths and Pump Rooms, along with the newly refurbished One Royal Crescent and Holburne Museums.

World class sporting facilities are available at Bath Rugby and Cricket Clubs and at Bath University. In addition there are excellent spa facilities at the nearby five star Royal Crescent and Priory Hotels and a well-attended local tennis and boules club.

Many good state and independent schools are also on the doorstep, including St Stephen's and St Andrews Primary Schools and Kingswood and The Royal High Schools on Lansdown Road.

Communications include a direct line to London Paddington, Bristol and South Wales from Bath Spa Railway Station (Cross Rail link commences 2019 TBC), the M4 Motorway is approximately 8 miles to the north and Bristol Airport is 18 miles to the west.





DESCRIPTION

12 Catharine Place is beautifully positioned on the westerly side of this elegant residential square, overlooking the central gated gardens and enjoying a fine sunny aspect to the rear. This handsome property, which has retained a wealth of period detail, has been comprehensively refurbished throughout, overseen by a well-respected local surveyor to an exacting standard, and offers tastefully presented accommodation that is in immaculate decorative order.

The flexible accommodation is arranged over 5 floors in the typical Georgian fashion. However, uniquely it benefits from having an impressive Stephen Graver bespoke hand-painted kitchen to the rear at ground floor level which enjoys direct access on to the rear courtyard garden. In addition there is an elegant formal dining room to the front overlooking the square.

The first floor has a stunning formal drawing and withdrawing room, divided by handsome wedding doors, with 3 impressive Georgian sash windows with working shutters to the rear and another 2 at the front, and 2 fine marble surround fireplaces.

The spacious master bedroom suite is on the second floor and has a charming bedroom to the rear linked with a large well-appointed bath and shower room to the front. In addition there is a separate dressing room. There are 2 further double bedrooms on the top floor, and a single (or small double) bedroom which is currently being used as a study, along with a large bath and shower room and a guest WC.

The lower ground floor offers further flexible accommodation which comprises 2 generous reception rooms, one which is currently being used as a library and TV room, the other a pretty study, which is accessed by a separate door, and includes a family bathroom and large utility room. Accessed from the utility room there is a small lobby which leads through to 2 large dry vaults where there is a gym and wet room along with a large storage area. In addition there is a small enclosed courtyard with a pretty mature Climbing Hydrangea and Wisteria. The lower ground floor has separate external access from the street at the front. Some of the rooms on this floor could be used as separate accommodation.

Externally, conveniently accessed from the kitchen, there is a delightful, well stocked, paved west-facing courtyard garden which enjoys gated pedestrian access onto Upper Church Street. Significantly, the property is also being offered for sale with a secure gated underground parking space in the nearby Compass Court development.



ACCOMMODATION

GROUND FLOOR

Entrance Hall with French marble flooring, radiator with decorative cover, dado rail, period style mahogany butler's table, wall-mounted alarm control panel, and doors to kitchen and dining room. The marble flooring throughout the ground floor has time-controlled underfloor tile warming.

Guest Cloakroom with French marble flooring, corner pedestal WC, corner pedestal basin with tiled splash back, wall-mounted ladder-effect heated towel rail and window to front aspect.

Dining Room with French marble flooring, period fireplace with marble surround and slate hearth, dado rail, 2 Georgian sash windows with working shutters to front aspect with radiators under, period cupboard, wall-mounted up-lighting and period cornicing.

Kitchen/Breakfast Room with French marble flooring, comprehensive range of Stephen Graver bespoke hand-painted, floor mounted units with Corian work surfaces, island unit with 2 sinks and chrome swan neck mixer tap (also providing filtered drinking water), integrated appliances to include dishwasher, microwave, fridge, freezer, warming drawer, 2 oven Britannia range with 6 ring gas hob and griddle plate with glazed splash back.

Intricate period wall detailing, period cornicing, and an arched recess with elaborate period plaster work, 2 Georgian sash windows with window seats and deco covered radiators under, original working shutters, wall-mounted lightings, wall-mounted video entry intercom system, built-in pantry cupboard, panelled dado rail, central ceiling spotlights, and wall-mounted alarm control panel by the part glazed door to the garden.

FIRST FLOOR

Landing with fitted carpets, period style radiator, period style mahogany butler's table and doors through to drawing room and withdrawing room.

Drawing Room with original exposed floorboards, 3 Georgian sash windows to rear aspect with working shutters and radiators under, further radiator with covered deco panel, wall-mounted video entry intercom system, period fireplace with Jet Master fire, slate hearth and marble surround, picture rail, intricate period cornicing detail and double wedding doors through to withdrawing room.

Withdrawing Room with original floorboards, period fireplace with marble surround and hearth with 2 recessed cupboards to either side, wall-mounted lighting, 2 Georgian sash windows with working shutters to front aspect with period style radiators under, picture rail and period cornicing.

SECOND FLOOR

Landing with fitted carpet, period style radiator, small under stairs cupboard, wall-mounted video entry intercom system and doors through to master bedroom suite, to en-suite bathroom and to dressing room.

Master Bedroom Suite with fitted carpets, 2 Georgian sash windows with working shutters to rear aspect with period style radiators under, picture rail, period fireplace and surround, 2 recessed cupboards, wall-mounted up lighting, matching wall-mounted bedside lights, and door through to en-suite bathroom.

En-Suite Bathroom with original exposed floorboards, 2 Georgian sash windows to front aspect with working shutters and radiators under, wall-mounted ladder-effect heated towel rail, feature free-standing bath, fully tiled and glazed double-sized shower unit with hand held and wall-mounted shower, pedestal WC, dual circular basins set into cupboard vanity units with wall-mounted mirrors and lighting, period fireplace and surround with slate hearth, picture rail, recessed ceiling spotlights and 2 recessed cupboards.

Dressing Room with fitted carpet, a range of built in wardrobes, period fireplace and surround, Georgian sash window with working shutters to rear aspect, radiator, recessed ceiling spotlights.

TOP FLOOR

Landing with fitted carpet, wall-mounted video entry intercom system, access to the front loft space which houses the Buderus boiler and further access to rear loft and via a skylight to the valley roof. Doors to all the following rooms:

Bedroom 2 with fitted carpet, Georgian sash window to rear aspect with radiator under, period style fireplace, airing cupboard housing the additional hot water tank.

Bedroom 3 with fitted carpet, sash window to front aspect with radiator under, period style fireplace, built-in cupboard housing the pressurised hot water system and wall-mounted up-lighting.

Bedroom 4/Study with fitted carpet, Georgian sash window to front aspect with radiator under, recessed ceiling spotlight and built-in book shelves.

Family Bathroom with Travertine flooring and time-controlled underfloor tile warming, panelled bath with hand held shower attachment, Georgian sash window to rear aspect with radiator under, pedestal WC, wall-mounted basin set into tiled display shelf with large walled mirror, large double sized fully tiled and glazed shower unit with hand held and wall-mounted shower, wall-mounted ladder-effect heated towel rail, and recessed ceiling spotlights.

Guest WC with Travertine flooring, concealed cistern WC with display shelf over, wall-mounted basin with tiled splash back, ladder-effect heated towel rail, recessed ceiling spotlights and extractor fan

LOWER GROUND FLOOR

Hallway with Travertine flooring, with time-controlled underfloor tile warming, wall-mounted video entry intercom system, large cupboard housing the comms and electricity meter, further under stairs built in cupboard, period style radiator, wall-mounted period style coat hooks, part glazed door though to front entrance lobby, and doors to Library/Bedroom 5 and to passage to rear accommodation.

Front Entrance Lobby with Travertine flooring, wall-mounted radiator, alarm control panel, door to front vaults (wine cellar), door to courtyard and entrance to guest cloakroom.

Guest Cloakroom with pedestal WC, corner wall-mounted basin with tiled splash back, Travertine flooring, wall-mounted radiator and extractor fan.

Cellar divided into three compartments, with light and with power points, and one part with daylight; well suited for storage, such as of wine.

Library/Bedroom 5 with fitted carpet, 2 Georgian sash windows to front aspect with deep sills and fitted plantation shutters, 2 period style radiators under, further built in bespoke cupboard unit, fitted bookshelves and recessed ceiling spotlights.

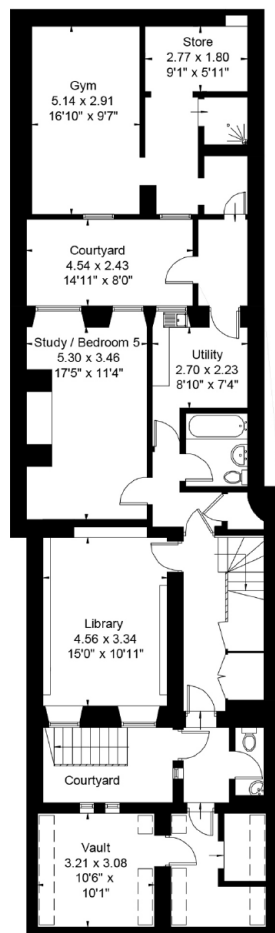
FLOOR PLANS

APPROX GROSS INTERNAL AREA
3950 SQ FT / 367 SQ M

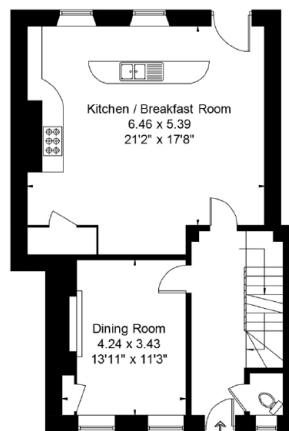
COURTYARDS
193 SQ FT / 17.9 SQ M

VAULT
231 SQ FT / 19.8 SQ M

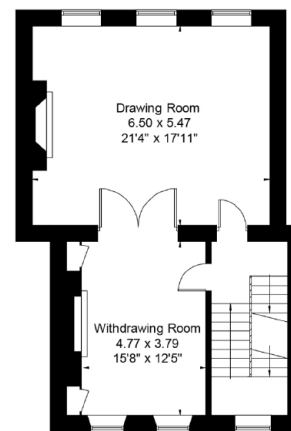
TOTAL
4356 SQ FT / 404.7 SQ M



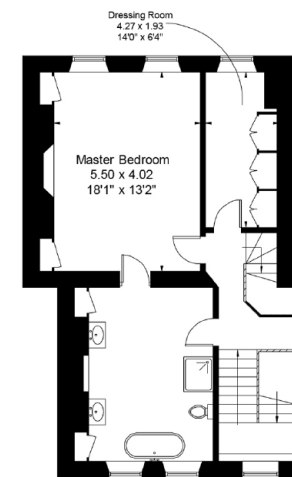
Lower Ground Floor



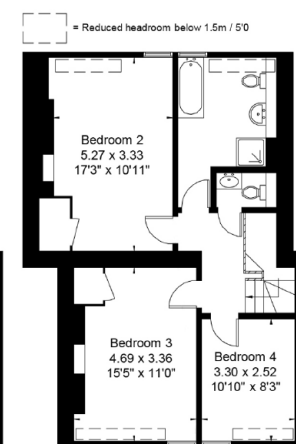
Ground Floor



First Floor



Second Floor



Third Floor

GENERAL INFORMATION

Services: All mains services are connected

Heating: Full gas fired central heating

Tenure: Freehold

Council Tax Band: G - £2,696.75 per annum.

Agent's Note: Underfloor warming on ground and lower ground floor levels

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REAR ACCOMMODATION

This section of accommodation could be arranged into a partially separate apartment if required.

Door through to passage, with a large cupboard housing the water softener, radiator, recessed ceiling spotlights and doors through to office/bedroom 6, bathroom and utility room.

Office/Bedroom 6 with fitted carpet, period fireplace and surround with range, 2 Georgian sash windows to rear courtyard aspect with fitted plantation shutters and period style radiators under.

Bathroom with Travertine flooring, with time-controlled underfloor tile warming, panelled bath with tiled surround and splash back, chrome mixer tap and hand held shower, pedestal basin and tiled splash back with display shelf over, pedestal WC, wall-mounted ladder-effect heated towel rail, recessed ceiling spotlights and extractor fan.

Utility Room with Travertine flooring, a range of base and wall-mounted units with stainless steel sink and drainer, Georgian sash window to rear courtyard aspect, space and plumbing for washing machine and tumble dryer, space for American style fridge, radiator, ceiling spotlights and glazed panel door to rear internal lobby.

Rear Internal Lobby with Travertine flooring, part glazed door to rear lower level courtyard, wall-mounted radiator and door through to rear vaulted area.

Rear Vaulted Area with Travertine flooring throughout, with time-controlled underfloor tile warming, giving access to gymnasium, to wet room and to additional storage area, and with wall-mounted ladder-effect heated towel rail.

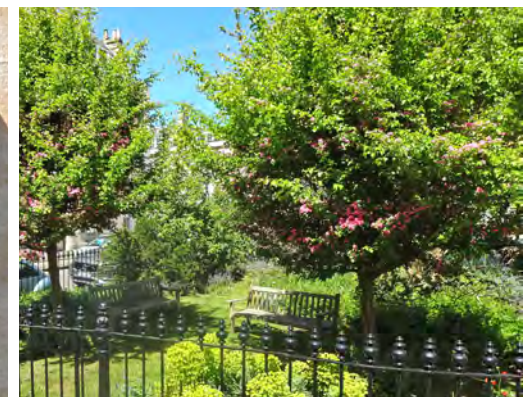
Gymnasium with Georgian style sash window to rear lower courtyard aspect with radiator under, ceiling mounted spotlight track.

Further Vaulted Storage Area with radiator, and vaulted fully tiled wet room with wall-mounted and hand held shower and recessed ceiling spotlights.

EXTERNALLY

Conveniently accessed from the kitchen at ground floor level is a charming paved courtyard garden with mature planting, a wooden storage shed with slate roof, and gated access onto Upper Church Street. In addition, accessed from the lower ground floor level there is a pleasant rear courtyard with a mature Wisteria and Climbing Hydrangea and external lighting. Both areas have external taps and the garden has an external power supply. At the front, steps lead down from street level to the courtyard giving access to the external door into the front entrance lobby; the gas meter is in this courtyard which also has security lighting.

Significantly the property is also being offered for sale with a secure gated underground parking space in the nearby Compass Court development.





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