



The Mews, 3 St Swithins Place, Bath, BA1 5DR



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**A Spectacular, modern ,3 Bedroom home situated in the heart of Bath with living space spread over 4 floors.**

Modern | Atrium-style reception hall | Far reaching Views over Bath | Sitting room | Dining area | Kitchen | Cloakroom | Master bedroom | Guest bedroom 2 with en suite shower room | 3rd double bedroom with en-suite bathroom | Parking for 2 cars

## **Situation**

The Mews house, 3 St Swithins Place is situated just off of Walcot Street in the heart of Bath. The Mews House is well positioned for easy access to the M4 motorway and the wider motorway network, as well as for the City of Bath itself. Bath Spa Station has regular high-speed trains to London Paddington with journey times from 90 minutes.

Bath is a World Heritage City with a wealth of culture, fine architecture, and a wide range of recreational opportunities. The City is renowned for its many and varied shops and restaurants, as well as its theatre, premiership rugby team and the famous Roman Baths and Thermae Bath Spa.

There is a selection of some of Bath's finest schools within walking distance including The Royal High, Kingswood and St Stephen's Primary. Locally, you also have the Lansdown Tennis, Squash and Croquet Club. The location is really quite superb and marries a rural countryside feel with the heart of the City close at hand.

## **Description**

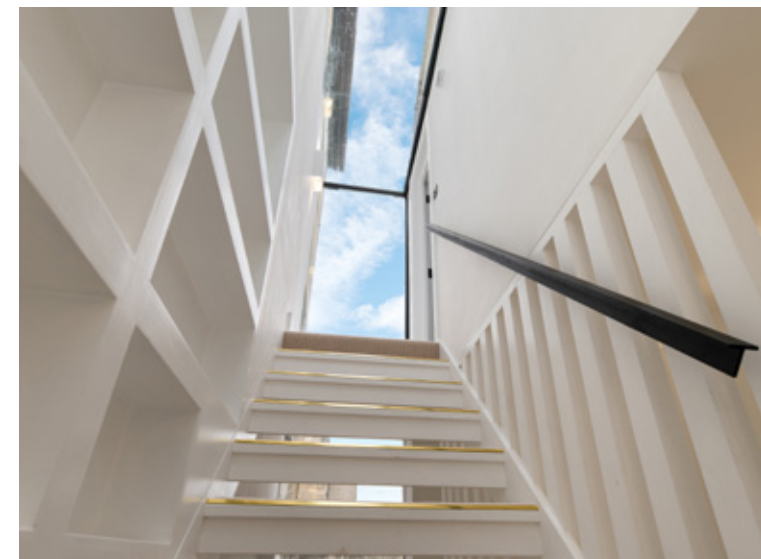
An exquisite newly built Mews house which is Grade II Listed. A unique property with versatile contemporary style living space spread over 4 stories, featuring modern architecture including a 11m glass link to the rear and Bespoke handmade, exterior ashlar framing details around the windows.

Entering the house via the front door you are greeted by a superb atrium style glazed courtyard which gives you an amazing sense of space and light.

The entrance hall combines to make a superb dining area which in turn opens through a fantastic contemporary styled kitchen with fine reclaimed Cotswold stone walling giving a dramatic balance to the modern feel. To the left of the glazed atrium is an inviting living room finished with a bath stone feature wall and sky light. At the rear of the ground floor is a cloakroom and a space ideal for home office.

A beautiful bespoke open tread staircase is a fantastic central feature of the house and incorporates striking vertical slatted joinery. Further bespoke joinery includes book cases and hand crafted doors. There are three double bedrooms each of which occupies their own floor giving an excellent sense of privacy.

On the first floor bedroom 1 has three ceiling height windows providing superb light and far-reaching views over Bath.











Adjacent to the bedroom is an ensuite shower room finished with Calacatta marble tiles and Calacatta Amber Honed Marble Basin.

On the second floor is another double bedroom with ceiling high windows providing spectacular views and an en-suite bathroom, finished to the same high standard.

The top floor greets you with a grand master bedroom with an impressive vaulted ceiling giving the room a great sense of space. Four large windows provide panoramic views over the city towards Bathwick and Widcombe. The room is further enhanced by two large Velux windows allowing light to flood in.

#### **Outside**

This property comes with two private allocated parking spaces.

#### **Specifications**

##### **Kitchen**

- Quartz worktop
- AEG Wine cooler
- Integrated AEG washing machine.
- Induction Hob
- Integrated dishwasher
- Elica Ceiling Extractor Fan

##### **Lights**

- Astro wall lights
- In the dining room and kitchen there are 2 1800mm strip, pendant lights imported from Denmark

##### **Architectural**

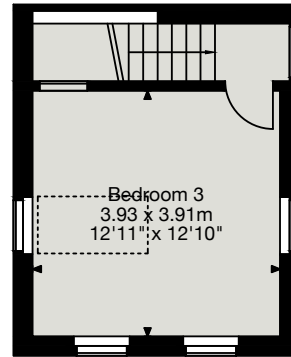
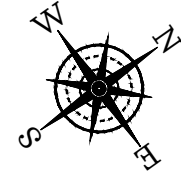
- Custom metal handrail
- Custom, handmade 2.4 metre internal doors throughout
- 3 skylight glass panes
- 3 sides of sliding glass doors tall bespoke sliding doors with thin frames
- 8 frameless glass balustrades for the windows on the upper floors
- Bespoke bath stone coping stones
- Underfloor heating
- Pressurised system
- Tall ceilings throughout
- Fibre broadband will be live by completion (currently waiting on openreach)
- Fossil Black Riven Outdoor Sandstone in the front Courtyard
- Sprinkler system throughout.

#### **General Information**

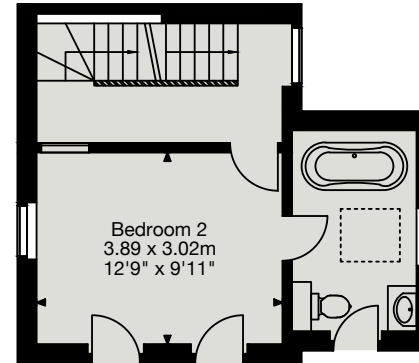
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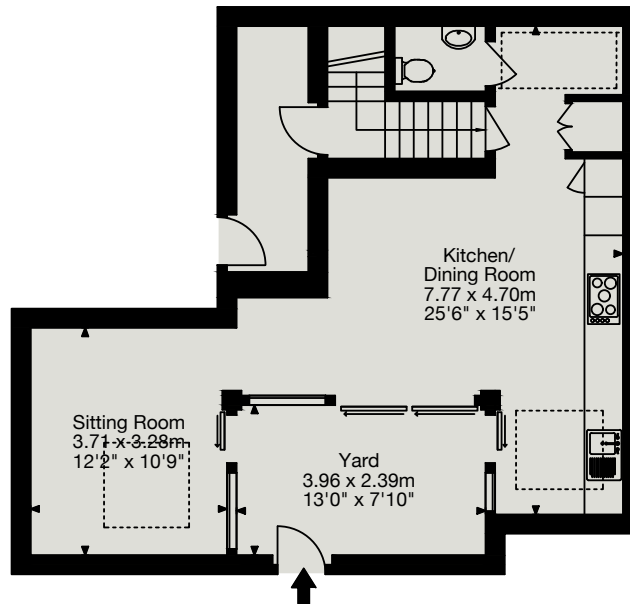
The Mews, 3 St Swithin's Place, Bath BA1 5DR  
 Approx. Gross Internal Area = 125 Sq M / 1,351 Sq Ft



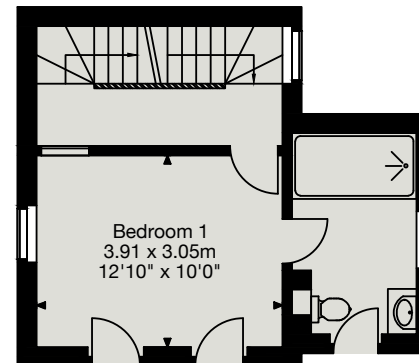
Third Floor



Second Floor



Ground Floor



First Floor



