



Upper Maisonette, 72 Great Pulteney Street, Bath, BA2 4DL



# Upper Maisonette, 72 Great Pulteney Street, Bath, BA2 4DL

**A simply superb maisonette providing 3000 sq ft of accommodation spanning the top three floors of this exceptional Grade I listed town house**

Drawing room | Master bedroom with ensuite bathroom and dressing area | Kitchen/breakfast room | Reception room/bedroom 5 | Family bathroom | Cloakroom | 3 further bedrooms | Bathroom with separate shower | Storage room |

## Situation

Great Pulteney Street is one of Bath's most desirable locations with the magnificent Holburne Museum at the eastern end and the fountain at Laura Place at the western (City) end. Within level walking distance of the City Centre, the Rec (home of Bath Rugby) and Henrietta Park, this property is ideally placed.

Bath is a World Heritage Site famed for its Georgian architecture and has an excellent range of shopping facilities, together with many other amenities including several fine restaurants, Theatre Royal and the mainline Bath Spa Railway Station connecting to London/Paddington and Bristol.

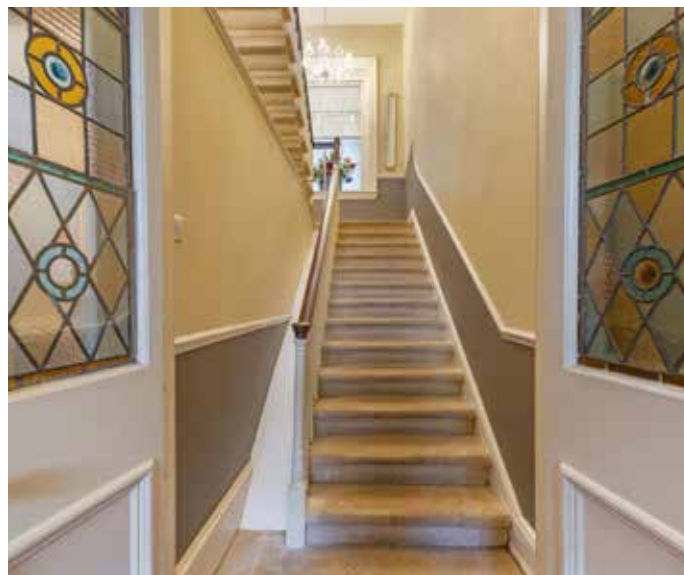
Bath is particularly well placed for the M4 Motorway with Junction 18 being approximately ten miles north and other surrounding towns such as Bradford on Avon, Corsham, Chippenham, Swindon and Bristol, which is some ten miles to the west.

## Description

The Upper Maisonette at 72 Great Pulteney Street provides a quite exceptional home and in recent years has been run as an incredibly successful Airbnb. The blend of period features and a modern interior design is particularly fine.

Entering the house on the ground floor via the front door you go through an attractive stained-glass pair of front doors. A wonderful stone cantilevered staircase takes you to the first floor. To the front of the building you find the classic first floor drawing room. As expected, there are three large sash windows, making the room exceptionally light, and the high ceiling gives you that very spacious feel. A classic Carrera marble fireplace with cast iron insert and exceptionally fine cornicing complete the picture.

Double wedding doors lead through to the master suite, which was conventionally the withdrawing room. This has a matching marble fire surround to the drawing room and, again, there is beautiful cornicing. The room also has matching solid oak flooring. A further door then leads you down to a fabulous dressing area and ensuite bathroom. The dressing area has a cleverly designed bank of fitted wardrobes and a sash window. The contemporary style ensuite is really very special with a Vitra egg shaped bath in the middle of the room and double Vitra sinks set in an attractive unit. The shower is very large with a main glass divide housing two substantial shower roses. A window gives views over the Rec. Situated separately off the staircase is a wc.







Upstairs, on the second floor, you find the kitchen to the rear of the building, again with views over the Rec. There are a range of contemporary white high gloss units, a gas range cooker and an integrated fridge freezer and dishwasher. A door opens through to a good-sized reception room, which could easily provide a fifth bedroom, as there is a door through to a family sized bathroom. Alternatively, it could be used for more formal dining. There is solid oak flooring through from the kitchen to the reception room and a charming cast iron fireplace. The bathroom can be accessed either via this room or off the hallway and is very well fitted with travertine floor tiles and attractive contemporary white suite. In addition, there is a cloakroom off the landing.

On the third floor are three good-sized double bedrooms and a family bathroom. There is also a large walk-in storage room housing the boiler and twin hot water cylinders.

### General information

Bath & North East Somerset Council. Council Tax Band G.

Tenure - Leasehold, 986 years remaining, peppercorn ground rent.

Property type - 4/5 bedroom maisonette.

Property construction - standard construction.

Number and types of room - 4/5 bedrooms, 3 bathrooms, 1/2 reception rooms.

Electricity supply - Yes - Mains.

Water supply - Yes - Mains.

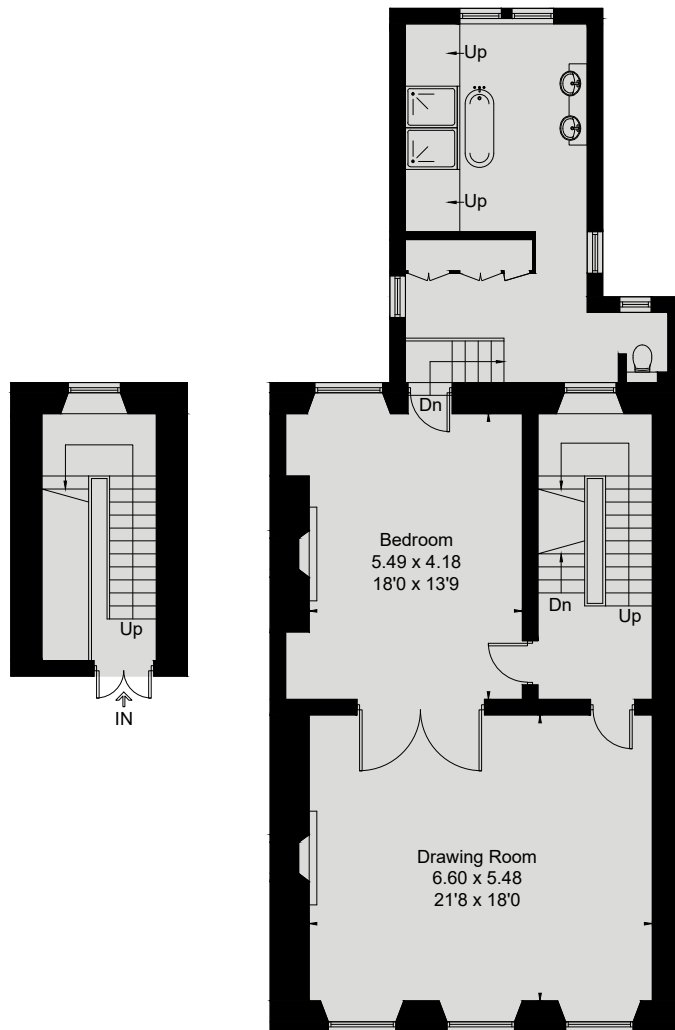
Sewerages - Yes - Mains.

Heating - Yes - Gas.

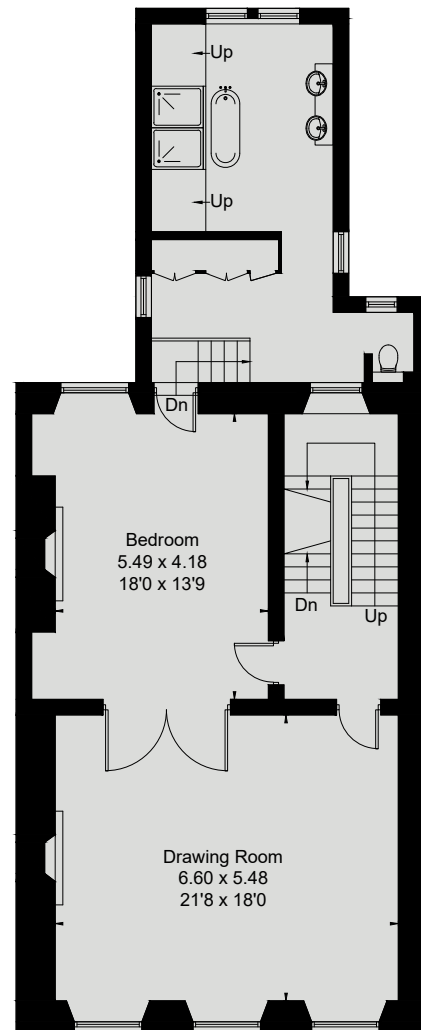
Restrictions - Grade I listed.



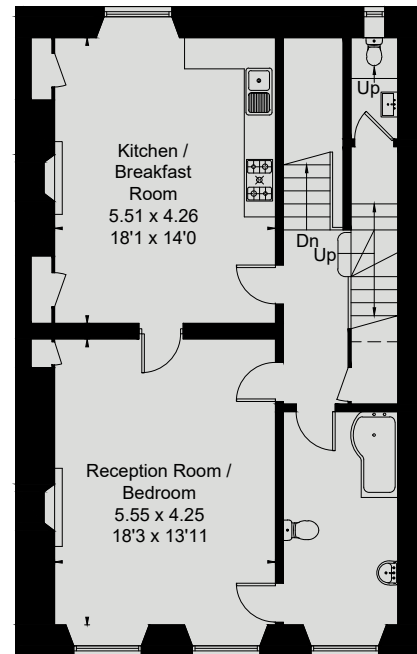
Approximate Floor Area = 279.0 sq m / 3003 sq ft



Ground Floor

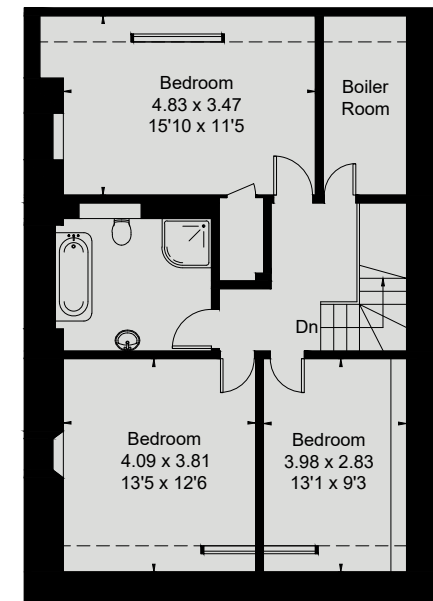


First Floor



Second Floor

[ ] = Reduced head height below 1.5m



Third Floor

EST • 1879  
**CRISP  
COWLEY**

TEL: +44 (0) 1225 789333  
WOOD STREET  
BATH BA1 2JQ  
CRISPCOWLEY.CO.UK

IMPORTANT NOTICE: Crisp Cowley, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Crisp Cowley have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prepared by Capture Property Marketing Ltd. Brochure by fourwalls-group.com