

11 Brock Street

Bath



A Grade II* listed Georgian townhouse, recently renovated, in a highly desirable city centre location.

M4 (J17 or 18) 10 miles (All distances are approximate).



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Summary of accommodation

Main House

Cellar: Wine Cellar | Snug/ TV Room

Lower ground floor: Reception | Office/Guest Bedroom | 2 Store Rooms

Ground floor: Kitchen | Dining Room

First floor: Drawing Room | Withdrawing Room

Second Floor: Two Bedrooms | Bathroom

Third Floor: Three Bedrooms | Bathroom

Outside

Rear Walled Garden



Situation

Times and distances are approximate.

In the heart of Bath, Brock Street is an elegant terrace of 17 Georgian townhouses joining The Royal Circus to The Royal Crescent and backing onto Royal Victoria Park's 57 acres of open parkland and botanical gardens.



There is easy access to local shops and amenities located nearby in the pedestrianised street of Margaret's Buildings and in St James' Square and Bath city centre.

Bath has a wide range of independent retailers, restaurants, museums, theatre and art galleries.



There are several excellent local schools in both the state and independent sectors and the University of Bath has an international reputation for its high standards and Olympic training facilities.



Bath Spa has a mainline rail link to London Paddington {journey time approx. 90 mins} and Bristol Temple Meads {journey time approx. 15 mins}



The Property

Built in 1767-1770, the fine Georgian townhouses in Brock Street are an example of the work of notable architect John Wood the Younger. Number 11 has been renovated from top to bottom, to exceptional standards, creating an impressive and stylish family home.

Inside, an elegant hallway with ceramic tiled flooring leads to the kitchen. Units with marble worktops are fitted along two walls, with a large island at the centre, making the most of this generous space. The high ceilings and trio of south facing windows make this a light-filled room, with views across the rear garden and beyond to Victoria Park. One of the windows is 'faux' and is in fact a door that opens outside to steps down to the garden. The dining room is connected to the kitchen, both rooms have wooden floorboards, period fireplaces and - as with the rest of the house - new, traditional-style column radiators.

The elegant historic details continue up to the first floor and the drawing and withdrawing rooms, both grand in proportion and design. Arched alcoves frame the fireplaces and new wooden flooring flows between the two spaces.

The second floor is home to hall storage cupboards, two bedrooms and a bathroom with rolltop bath, shower and double vanity unit. The views to the rear improve with each floor, looking south to the rear across the park and to the southern hills, and at the front, across the chimneys and rooftops of elegant Georgian architecture. Three bedrooms and a bathroom are on the third floor.

On the lower floors, there's a reception room with French doors out to the garden terrace, a shower room and an office/guest bedroom. The reception room has kitchen-style storage units and a sink, making it practical for alfresco dining as well as accommodating guests. The cellars include original store rooms for wine/food and a cosy snug or TV/cinema room.



Outside

A rear, south-facing walled garden is accessed from both the lower ground and ground floors. A paved terrace is adjacent to the house; the rest of the garden is lawn with mature shrubs and a tree in flowerbeds running the length of each wall. At the far end, a gate connects the garden to 'The Gravel Walk' - a path within Royal Victoria Park.

Property Information

Tenure: We are advised that the property is Freehold.

Guide Price: £3,750,000

Services: We are advised that mains water, electricity, gas and drainage are connected to the property.

Local Authority: Bath and North East Somerset - 01225 477000

Council Tax: TBC

EPC: D

Postcode: BA1 2LN

Directions: Head north on Queen Square/A4. Turn right to stay on Queen Square/A4. Turn left at the 1st cross street onto Gay St/A4. At the roundabout, take the 1st exit onto Brock St. Number 11 is on the left.

Viewings: Strictly by appointment with Knight Frank LLP.

Approximate Gross Internal Floor Area

Total Area: 478 sq m / 5,145 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated October 2024. Photographs and videos dated September 2024.

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