

# 6 Percy Place

Bath





This elegant five storey Georgian townhouse has been renovated from top to bottom to exceptional standards, creating an impressive and stylish family home.

Bath City Centre 1.1 miles, Bath Spa Railway Station 2 miles, M4 (J18) 9 miles  
(All distances are approximate).



### Summary of accommodation

**Lower Ground Floor:** Kitchen/Breakfast Room | Shower WC/Utility Room | Cinema Room | Snug | Courtyard

**Ground Floor:** Sitting Room | Playroom/Dining Room

**First Floor:** Drawing Room | Study

**Second Floor:** Principal Bedroom with En Suite | Further Bedroom | Bathroom

**Third Floor:** Two Further Bedrooms | Family Bathroom

### Outside

Terrace & Grassed Area | Two Outbuildings

## Situation

Times and distances are approximate.

Percy Place is part of an elegant Grade II listed Georgian terrace located approximately one mile from Bath city centre. This charming area offers easy access to the Kennet and Avon Canal and scenic countryside.



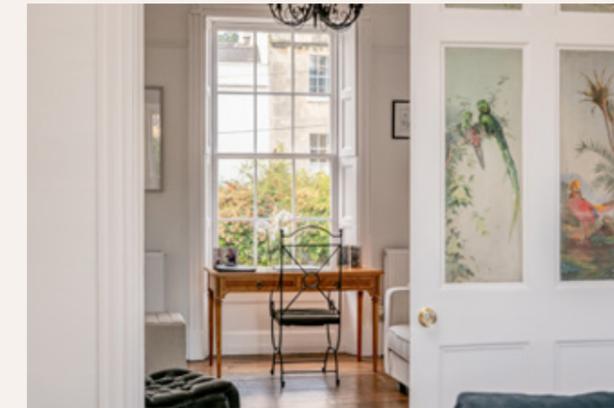
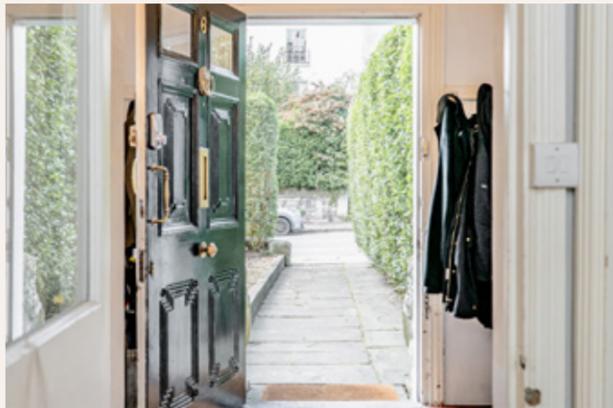
Local amenities are available in nearby Larkhall village, with a variety of shops, two pubs, a cafe, a theatre, and a community hall.



Nearby Alice Park is a favourite with locals, featuring a play area, tennis courts, and a cafe.



Commuters benefit from proximity to the M4 and Bath Spa station, while the excellent selection of schools for all ages—both independent and state-run—make this location ideal for families.



## The Property

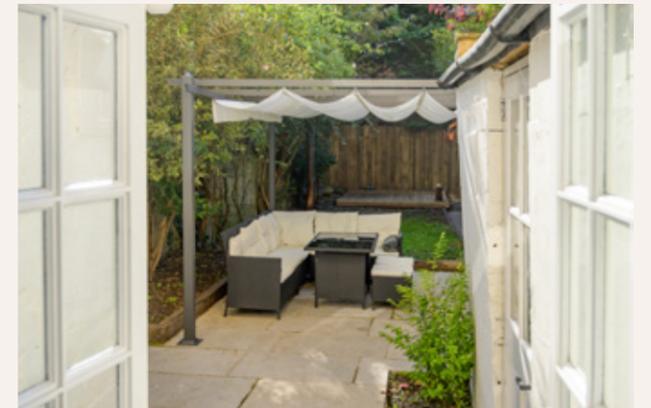
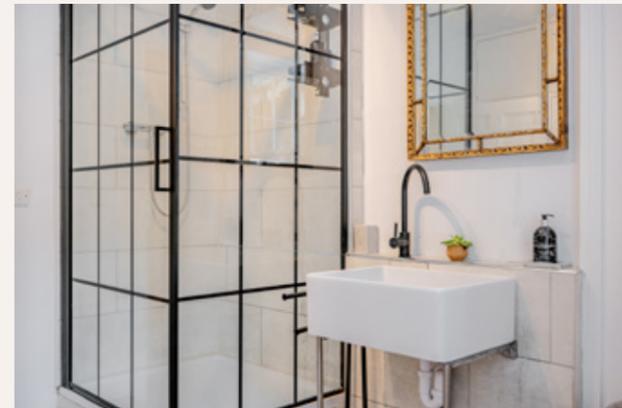
6 Percy Place is a beautifully preserved Grade II listed Georgian townhouse from 1790, rich in history and character spread across five floors with stunning views over Bath. Each room is tastefully decorated to blend seamlessly with period features such as grand sash windows, intricate fireplaces, high ceilings and a striking stone staircase. The ground floor opens into a frescoed hallway leading to a spacious room with a period fireplace, currently used as a playroom or easily converted into a formal dining room. A light-filled sitting room with a garden view is framed by impressive sash windows with shutters.

The lower ground floor hosts a bespoke kitchen with Neff appliances, and built-in wine fridges, with French doors opening to a charming 75-ft garden. Additional features on this floor include a WC, utility/shower room, and two vaults housing a cinema room, snug and small courtyard. The stone staircase leads up to the first floor, where a spacious drawing room with treetop views connects to a stylish study with beautifully preserved painted panels and views over the city.

The second floor features two well-sized bedrooms hosting a principal bedroom en suite with stunning views across Bath, Kensington Meadows and down to the River Avon. A separate shower room provides convenience for family or guests. The third floor completes the accommodation with two additional bedrooms with fireplaces, and a large family bathroom featuring a roll-top bath and rain shower, all with views across the valley and/or city.

This stunning family home effortlessly blends elegance and practicality, with its period grandeur and generous layout creating a light and airy feel throughout. 6 Percy Place stands as a fine example of Georgian architecture offering both timeless beauty and modern comfort.





## FLOORPLAN

Approximate Gross Internal Floor Area

Main House: 278 sq m / 2,992 sq ft

Stores: 11 sq m / 118 sq ft

Vaults: 28 sq m / 301 sq ft

Total: 317 sq m / 3,412 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.



## Outside

The property features a rear south facing garden with patio area for outdoor dining and a grassed lawn for relaxation with additional decking at the far end. Two outbuildings offer extra storage and mature trees and shrubs add privacy and character.

## Property Information

### Tenure:

We are advised that the property is Freehold.

### Services:

We are informed that mains water, electricity, gas, and drainage are connected to the property. Heating can be controlled remotely by Hive.

### Parking:

Permits are available for 2 cars by application to the local authority.

### Local Authority:

Bath and North East Somerset - 01225 477000

### Council Tax:

Unknown

### EPC:

C

### Postcode:

BA1 6AR

### Directions:

From Queen Square, head west toward Princes Street. Turn right to stay on Queen Square/A4 and continue around the square. Turn left onto Gay Street, then right onto George Street. Follow the A4 for one mile, then turn right into Percy Place. No. 6 is located to the right, with parking available in the terrace.



**Bath**

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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 October 2024.

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