

The Duchy

5 Edward Street, Bath



A handsome Grade II Listed Georgian townhouse, set within an elegant terrace just off Great Pulteney Street.

Bath Spa Station | 0.7 mile
Bath city centre | 0.5 miles
M4 (Junction 18) | 9 miles



Summary of accommodation

Main House

- Ground Floor:** Entrance hall | Reception room | Study | Utility
- Lower Ground Floor:** Kitchen/Dining room | Cloakroom | 2 Vaults
- First Floor:** Drawing room | Withdrawing room | Bathroom
- Second Floor:** Principal bedroom | Dressing Room/Bedroom 2 | Bathroom
- Third Floor:** 2 Double bedrooms | Single bedroom | Shower room
- Garage available to rent

Garden and Grounds

Rear Walled Garden | Front courtyard



Situation

Edward Street leads off the southerly side of Great Pulteney Street, between the world famous Pulteney Bridge and the Holburne Art Museum.



There are excellent sporting facilities available nearby at Bath Rugby, on the Recreation Ground, with Bath Cricket Club and the Bath University Sports Village in close proximity.



Local primary schools include Widcombe Infants and Juniors and Bathwick St Mary's. King Edward's school is also easy walking distance and the Royal High School, Kingswood School and Prior Park College are within a couple of miles of the property.



The UNESCO-awarded world heritage city of Bath, right on the doorstep, offers a wonderful array of retail outlets, a fine selection of restaurants, cafes and wine bars and many well-respected cultural activities, including the famous Roman Baths Museum and Pump Room, No.1 Royal Crescent Museum, and the Museum of Bath Architecture. International music and literary festivals, and the ever-popular Jane Austen Festival, cater for every visitor's taste. The Duchy itself featured in period dramas including Bridgerton and Vanity Fair.



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This fine Georgian townhouse forms part of an elegant terrace just off Great Pulteney Street. It has an interesting provenance with royal connections, being formerly occupied by The Duchy of Cornwall Estate. King Charles III visited several times in his early years as the 24th Duke of Cornwall and Prince of Wales.

Entering through a vestibule door with a stained glass emblem of “feathers three and fleur-de-lis” you are instantly aware of the building’s illustrious past. The property offers well-proportioned accommodation, high ceilings and an abundance of period features including tall sash windows and marble fire surrounds to the principal rooms. On the ground floor there are two reception rooms. The reception room to the front is currently used as a bedroom and overlooking the garden there is a study. Downstairs the kitchen is well fitted with base and wall units, granite worktops, a central island, an Aga with additional gas hob and oven and quality integrated appliances. The joining dining area has double doors onto the delightful walled garden. There is also a cloakroom. To the front there is a useful additional entrance accessed via steps from the street. Two large vaults have been converted and fitted out with carpet, electric lights and power points. From the ground floor, on the half landing is a bathroom, before leading up to the first floor where the grand drawing room enjoys an outlook to the front through three tall sash windows. This is an impressive room full of elegance and charm. Panelled, bi-folding double doors lead through to the withdrawing room overlooking the garden. On the second floor is the principal bedroom next to a spacious dressing room (or double bedroom). On the third floor are two further double bedrooms, a single room and a shower room.

A private garage is accessed via the garden which is exclusively available to rent by separate negotiation.



Outside

There is a front courtyard and an entrance to the lower ground floor of the property as well as a charming rear walled garden; a delightful oasis, enclosed and secluded. It has paving and gravel, and a lily pond. A flowerbed area has various potted plants and there are mature climbers including wisteria and hydrangea. There is a stunning pink magnolia tree and climbing pear trees. A door leads to the garage

Permits are available for on street parking.

Property Information

Tenure: Freehold

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

Directions: what3words /// pure.movie.mining

Local Authority: Bath and North East Somerset Council – 01225 477000

Council Tax: Band G

Guide Price: £ 1,950,000

Approximate Gross Internal Floor Area
319 sq.m / 3,433 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.



Knight Frank
4 Wood Street
Queen Square, Bath
BA1 2JQ
[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

Sam Daniels
01225 325 992
sam.daniels@knightfrank.com



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 January 2025. Photographs and videos dated January 2025.

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