

Pitt House

15 Johnstone Street, Bath





An exceptional Grade I Listed Georgian townhouse, where historic elegance meets modern luxury in prestigious central Bath.

Bath Spa Railway Station 0.5 mile, Bath City Centre 0.2 mile, M4 (Junction 18) 9 miles, Bristol 14 miles\
(Distances are approximate)


5


3


3

Summary of accommodation

Ground floor: Study/cloakroom | Kitchen | Dining room | WC

First floor: Reception room | Drawing room | Study/bedroom

Second floor: Principal bedroom | Dressing room/bedroom | Bathroom


Third floor: 2 bedrooms | Bathroom | WC

Fourth floor: Bedroom | Bathroom | Utility


Situation


Times and distances are approximate.

Pitt House occupies a prestigious position in Johnstone Street, situated off Laura Place and at the end of Great Pulteney Street, one of the finest Georgian streets in Bath.

 The city centre is a short, level walk over Pulteney Bridge with a range of amenities including extensive shopping (Waitrose supermarket is within 0.2 miles), museums, theatres and art galleries.

 The rear of the property overlooks Bath's iconic weir, with views of the Empire Hotel, Parade Gardens and the Guildhall and Market buildings. Nearby, there are also the gardens of Henrietta Park and Sydney Gardens, which features The Holburne Museum as well as the Recreation Ground, the home ground of Bath Rugby Club.

 An excellent range of private and state schools, catering for all age groups, which include King Edwards, Kingswood and The Royal High, are all within easy reach.

 Bath has a mainline rail link to London Paddington and Bristol Temple Meads from Bath Spa.



Pitt House

Built in 1792 by Thomas Baldwin as part of the Pulteney estate, Pitt House was once home to British Prime Minister William Pitt in 1802, a fact commemorated by a bronze plaque. Today, this extensively refurbished Georgian property offers a luxurious five-bedroom family residence spread over five floors. Many original features have been retained, including a superb cantilevered staircase, window shutters, decorative cornicing, tall sash windows, and period fireplaces. Decorated in soft, neutral shades, the house boasts high-quality fixtures and fittings such as double pile carpets, restored wooden floors, oak wardrobes, bespoke window seats, brass handles, silk curtains, electric blinds, and crystal chandeliers.

The ground floor welcomes you with a light-filled hallway, leading to a study or cloakroom with elegant fireplace and built-in cupboards. The bespoke kitchen by Clayton Davidson features stone worktops, a walnut island, banquet seating, and top-of-the-line appliances, while the spacious dining room accommodates a 12-seater table. The first floor houses two grand living rooms, one with a fireplace and the other with stunning views of Bath's weir, Empire Hotel, and Parade Gardens, along with an additional study or bedroom. The master suite occupies the second floor, complete with a luxe bathroom and an additional bedroom, this was a former dressing room and could easily be converted back. The third and fourth floors provide three more bedrooms, two bathrooms, and a utility room with Miele appliances.







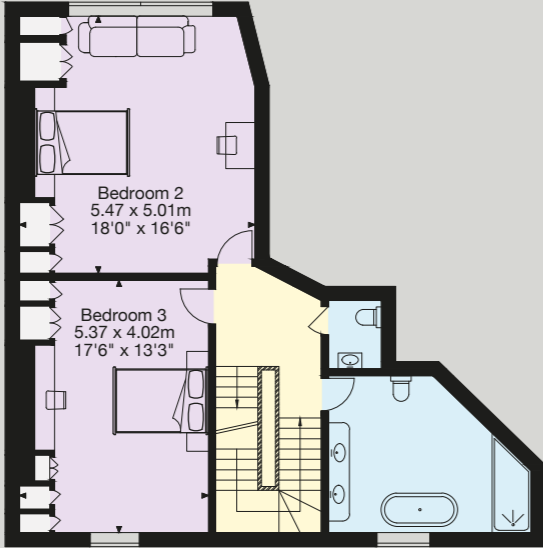




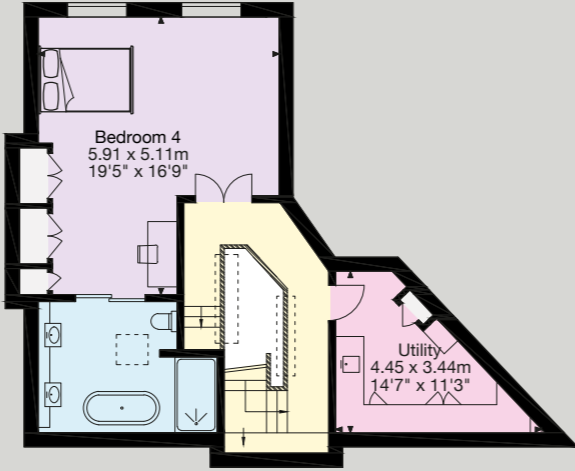
FLOORPLAN

Approximate Gross Internal Floor Area
Total: 393 sq m / 4,230 sq ft

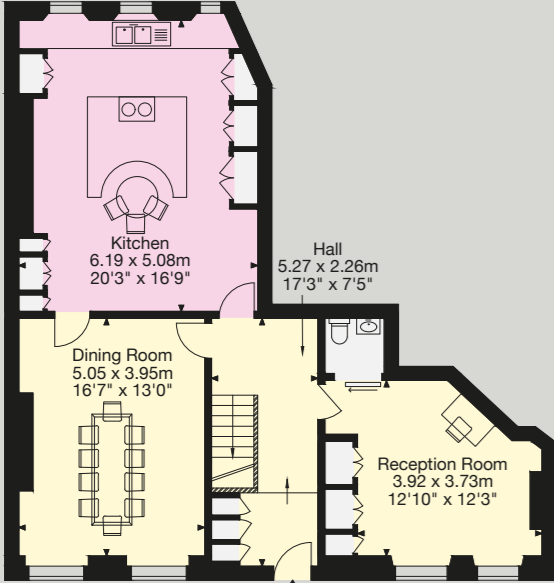
This plan is for guidance only and must not be relied upon as a statement of fact.
Attention is drawn to the important notice on the last page of the text of the Particulars.



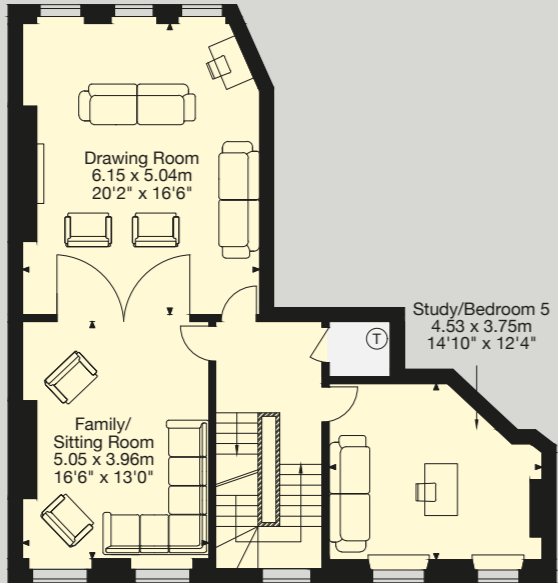
Third Floor



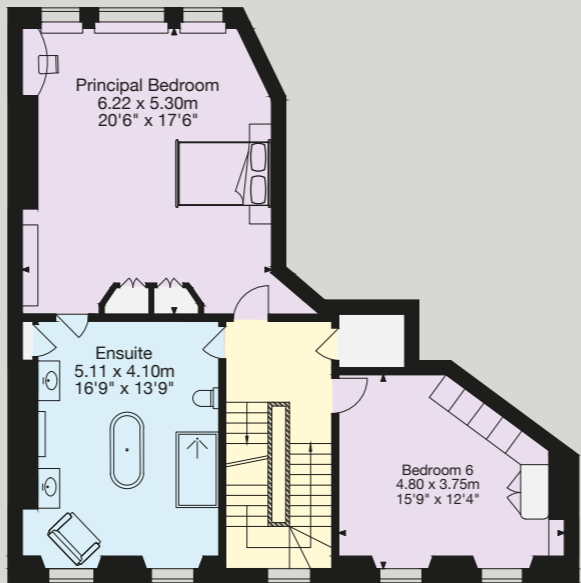
Fourth Floor



Ground Floor



First Floor



Second Floor



Property Information

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

Tenure:
Freehold.

Local Authority:
Bath and North East Somerset - 01225 477000

Council Tax:
Band H

Guide Price:
£3,350,000

Postcode: BA2 4DH

Viewings:
Strictly by prior appointment with the agent.



Bath

4 Wood Street, Queen Square

Bath

BA1 2JQ

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01225 325 992

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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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