

6 Miles's Buildings

Bath





A beautifully restored town house in a pedestrianised street in central Bath.

M4 (J18) 9 miles, Railway Station 0.8 miles
(All distances are approximate).


3


3


2

Summary of accommodation

Basement: Kitchen | Back Kitchen | Bathroom

First Floor: Principal Bedroom Suite

Second Floor: Bedroom 2 | Bedroom 3 | Shower room

Gardens & Grounds

Walled garden

Situation

Times and distances are approximate.

Located in the heart of Central Bath, Miles Buildings is an exclusive row of Georgian town houses on the North side of George Street.

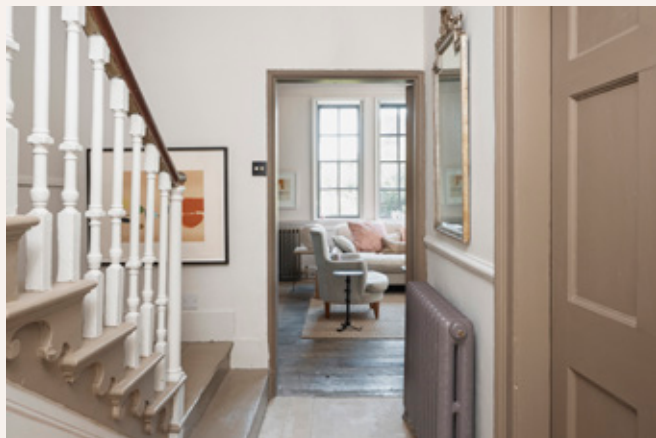
 Bath is a World Heritage City with a wide range of historic and cultural attractions, shops, restaurants, theatres and entertainment facilities.

 The location offers easy access to the M4, Bristol, the Cotswolds and beyond.

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

 Bath offers a range of local sporting opportunities such as golf, cricket, horse racing and rugby.

 The city also has a wide range of highly regarded private and state schools and the University of Bath has an international reputation for its high standards and Olympic training facilities.



The Property

6 Miles Buildings is a stunningly preserved Georgian townhouse built in 1766. Rich in history and character and spread across four floors. All rooms have been tastefully decorated to blend with the numerous period features such as grand sash windows which fill the space with natural light, working fireplaces, high ceilings and beautiful wooden staircases throughout the property.

The house opens on the ground floor into a welcoming flag stoned hallway with views right through the house. Off the hallway to the right is a good sized study space which alternatively could be used as a more formal dining room. Additionally, there is a light sitting room with restored wood and marble fireplace which overlooks the garden and is framed by three sash windows with painted shutters.

A wooden staircase leads down to the basement which hosts a new kitchen with cement floor and exposed copper pipes. The Rangemaster induction oven and hard marble kitchen tops with leather finish helps give the space a modern feel. The main kitchen benefits from a back kitchen and utility room which discreetly houses the new boiler and water tank. From the kitchen a back door leads onto a small terrace and east facing walled garden with mature shrubs and trees. There is a useful bathroom in the basement with original flagstone floor, limestone walls and a slipper bath.

Additionally there are two vaults offering valuable storage space.

Ascending the staircase , the first floor leads to a light and spacious bedroom with period fireplace and a west facing romantic balcony. This pretty feature gives the option to open the doors for fresh air and enjoyment on the terrace.

The wooden floor stretches into the adjoining bathroom with a discreet WC and marble rain shower. A freestanding bath offers superb city views whilst tall cupboards feature along the entire side of the room offering plenty of storage space.



BEDROOMS AND BATHROOMS

The second floor reveals two well-proportioned bedrooms. One bedroom with period fireplace and sash windows is west facing over the street.

The second bedroom is equally charming, with beautifully restored painted floors adding character and offers amazing views over the city skyline.

A separate shower room provides further convenience for family or guests.

This home effortlessly blends elegance with practicality, with its period detailing, large sash windows, and generous layout creating a light and airy feel throughout. 6 Miles Buildings stands as a fine example of Georgian architecture, offering both timeless detailing and modern comfort. The entire house has been painted using Atelier Ellis natural paints made in the UK.

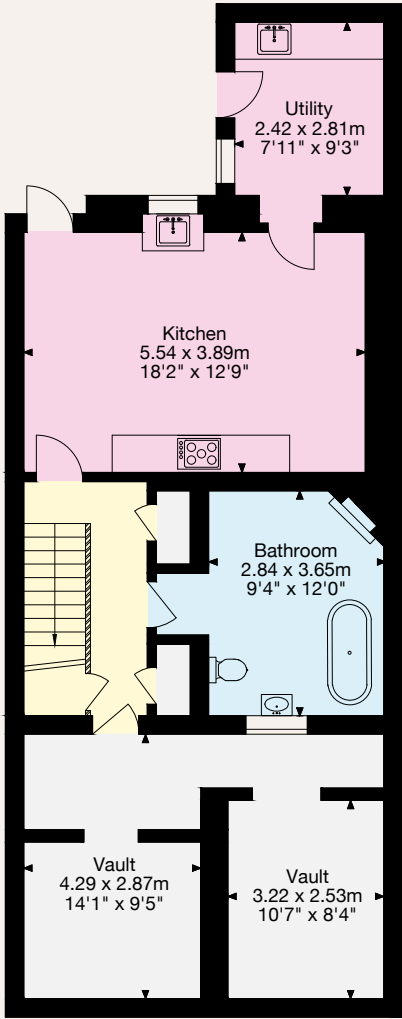


BEDROOMS AND BATHROOMS

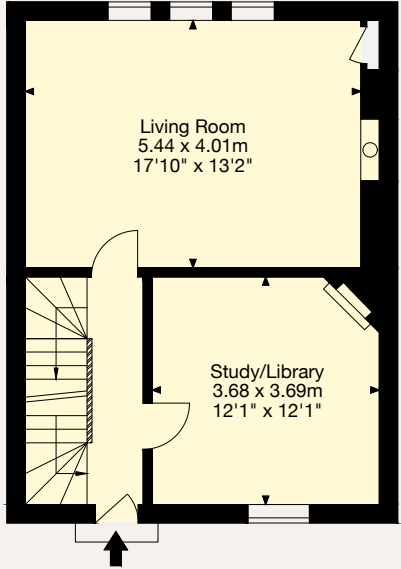
FLOORPLAN

Approximate Gross Internal Floor Area
Total Area (incl. Vaults): 214 sq m / 2,303 sq ft

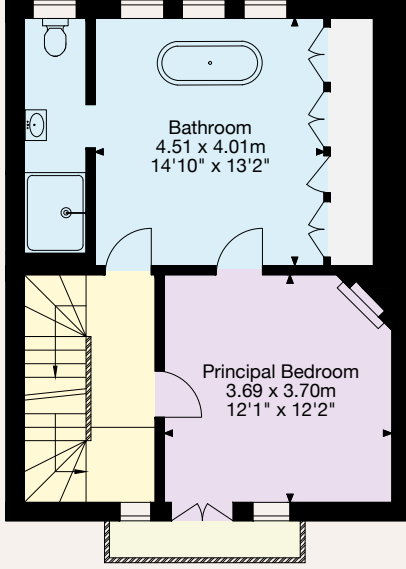
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



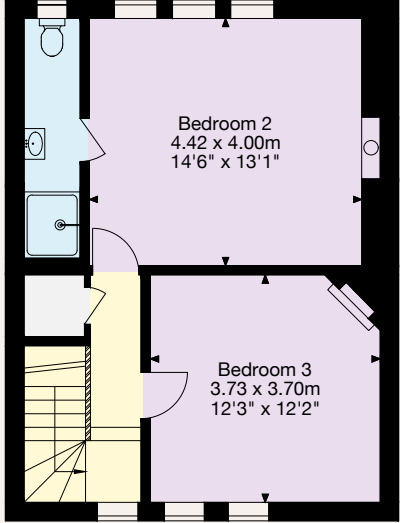
Basement



Ground Floor



First Floor



Second Floor



PROPERTY INFORMATION

Outside

The property features a rear east- facing garden with patio area and a grassed lawn for relaxation. Mature trees and shrubs add privacy and character.

Property Information

Tenure:

We are advised that the property is Freehold.

Services:

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

Guide Price:

£1,650,000

Local Authority:

Bath and North East Somerset - 01225 477000

Council Tax:

Band G

EPC:

D

Postcode:

BA1 2QS

Directions:

From Queen Square, head north towards the Circus and first right into George St. Miles Buildings is the first elevated pedestrianised street off George St.

Viewings:

Strictly by prior appointment with the Knight Frank, LLP



Bath

4 Wood Street, Queen Square

Bath

BA1 2JQ

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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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