

The Windsor

TOWNHOUSE

BATH





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69 GREAT PULTENEY STREET, BATH, SOMERSET, BA2 4DL

Introduction

Knight Frank LLP has been instructed as Sole Selling Agent to secure a purchaser for The Windsor Townhouse in Central Bath.

A beautifully presented boutique Guest House situated on one of Europe's finest Georgian boulevards within prestigious central Bath, moments from many of the city's popular attractions.

The property comprises a late 18th Century terraced townhouse, arranged over six floors, which has subsequently been converted into a boutique Guest House with 13 en suite guest bedrooms, a large reception room, breakfast room, and spacious owners' accommodation arranged over the whole of The Garden floor and opening onto an enclosed townhouse garden.

The property benefits from both C1 (Hotel) and C3 (Residential) use and will appeal to buyers seeking a boutique guest house or residential buyers seeking a grand residence on one of Europe's widest boulevards.



55 Baker Street
London W1U 8AN
+44 (0) 20 7629 8171
www.knightfrankhotels.com

Viewing by appointment only.

These particulars are intended only as a guide and must not be relied upon as statements of fact.
Your attention is drawn to the Important Notice on the last page of this brochure.



Investment Highlights

-  A Grade I Listed boutique Georgian Guest House
-  Situated on one of Europe's finest Georgian boulevards within prestigious central Bath
-  Substantial property arranged over six floors
-  Prime trading position within the city
-  13 individually designed en suite guest bedrooms
-  Spacious owners' accommodation arranged over the Garden Floor
-  Enclosed townhouse garden to rear
-  Currently operates as boutique guest house
-  The property benefits from both C1 (Hotel) and C3 (Residential) use
-  Scope to further increase revenue
-  Will appeal to both commercial and residential buyers
-  Net sales for the Year Ended 31st March 2025 £444,283
-  Large reception room & breakfast room
-  Held Freehold



Location

The City of Bath has been described as one of England’s most beautiful places to visit with its largely intact Georgian landscape. Situated in Somerset within the Southwest of England, Bath is one of the 21 heritage cities in England and became a World Heritage Site in 1987.

Bath benefits from two Universities and is home to more than 6,000 businesses employing approximately 50,000 people. Service sector employment accounts for around 80% of local jobs and important economic sectors include Education and Health, Retail, Tourism and Leisure and Business and Professional Services.

A thriving City that appeals to both domestic and overseas tourism who visit to enjoy the historic architecture, theatres, museums and its many attractions. The Windsor Townhouse is located on one of the most sought after addresses in the centre of Bath, Great Pulteney Street. The street is rich in Georgian architecture and is a popular destination for tourists seeking to explore the city. Situated within close proximity to many of the city’s historic tourist attractions to include The Recreation Ground (home of Bath Rugby), Bath Abbey and the Thermae Bath Spa, along with its vibrant and cosmopolitan café scene, Michelin starred restaurants and boutique shops.

Bath Spa Railway Station is situated within half a mile of the property and provides regular services to Bristol Temple Meads and London Paddington with journey times of 15 minutes and one hour 15 minutes respectively, with Bristol International airport within 18 miles.



Laura Place Fountain, Great Pulteney Street

Location	Distance (miles)	Approximate Travel Time
Bristol	13 miles	35 minutes
Bristol Airport	19 miles	45 minutes
Cheltenham	54 miles	1 hour 10 minutes
Oxford	72 miles	1 hour 30 minutes
Exeter	108 miles	1 hour 50 minutes
London	115 miles	2 hours 20 minutes



Roman Baths



Bath Abbey



Royal Crescent



View from The Windsor Townhouse



Pulteney Bridge

GREAT PULTENEY STREET

Occupying a magnificent position within one of the most historic and architecturally finest Georgian streets in Bath, the discerning buyer is offered the rare opportunity to join such illustrious names as William Wilberforce, Napoleon III and Admiral Earl Howe in owning property in Great Pulteney Street.

The city centre is within approximately 0.1 miles past the fountain at Laura Place and across the famous Pulteney Bridge. The Recreation Ground - the home ground of Bath Rugby Club - is located at the end of William Street.

The carefully manicured gardens of Henrietta Park can be enjoyed, as can the larger and more formal Sydney Gardens at the end of Great Pulteney Street. From Sydney Gardens, attractive walks and cycle rides may be enjoyed along the Kennet and Avon Canal giving access to beautiful open countryside. The wide range of amenities including extensive shopping, museum theatre and art galleries are available in the city centre, whilst Waitrose is within approx. 0.2 miles on foot. Several well-regarded schools, both private and state are available within the area.



Great Pulteney Street

Property

The Windsor Townhouse is a former Georgian terraced townhouse, constructed in the late 18th Century and subsequently converted into a stunning, boutique Guest House providing accommodation over six floors comprising 13 en suite guest bedrooms, a large reception room, breakfast room, and spacious owners' accommodation arranged over the whole of The Garden floor and opening onto an enclosed townhouse garden.

The accommodation is arranged over the garden floor, lower ground floor, hall floor and three upper floors with guest accommodation over five floors.

HALL FLOOR

The main entrance to the property is via the hall floor and provides access to a large welcoming reception room which opens to the breakfast room to accommodate 20 guests. To the rear of the hall floor is a catering kitchen and a guest WC.

FIRST FLOOR

3 guest bedrooms – Deluxe Double, 4-Poster and a Classic Double.

SECOND FLOOR

3 guest bedrooms – Superior Double, 4-Poster and a Classic Double.

THIRD FLOOR

4 guest bedrooms – Superior Double, two Classic Doubles and a Single.

LOWER GROUND FLOOR

3 guest bedrooms – Two Deluxe Doubles and a Classic Double.



Main Entrance Hall



Reception Room



Catering Kitchen



Breakfast Room

'The Garden Floor' / Owners' Accommodation

Fully equipped kitchen, vaulted cellar storage, living room, showroom, bathroom, double ensuite bedroom with French doors opening onto an enclosed townhouse garden.



Double Room on Garden Floor



Guest Accommodation

The owners live on site with their son & daughter and operate the business as a lifestyle operation, utilising several bedrooms for themselves. Currently income is derived from only 11 ensuite bedrooms as family members reside on the whole of the Garden Floor, and a Deluxe Double & Classic Double on the lower ground floor.

The property benefits from versatile accommodation and should the new owner decide to continue trading as boutique guest house, and not have the requirement for owners' accommodation, the property could easily trade with 15 en suite guest bedrooms.

Below is a breakdown of the room categories (excluding the Garden floor accommodation which are categorised as a Family room and Garden room).

Room Type	Number of Rooms
Classic Double	5
Four-Poster	2
Superior Double (Twin Room)	2
Deluxe Double (Triple Room)	3
Single	1
Total	13



Four-Poster Room



Deluxe Double Room



Superior Double Room



Single Room



Classic Double



Four-Poster Room

The Opportunity

A superb opportunity to purchase a substantial Grade I Listed property arranged over six floors on one of Europe's most prestigious boulevards.

The property benefits from both C1 (Hotel) and C3 (Residential) use and currently operates as a successful boutique guest house. The current owners purchased the property in 2007 as a hotel and under their ownership have continued to invest into the fabric of the building to provide good quality accommodation to meet the demands of the many visitors to the World Heritage City of Bath.

The business trades all year-round attracting guests from across the globe and provides the perfect base for guests to explore Bath and the wider region.

The Windsor Townhouse will appeal to a range of buyer profiles, to include first time entrants to the hotel market, existing hotel owners seeking additional bedrooms in the City and from residential buyers seeking a grand residence.

For more information, please visit the website:
<https://www.bathwindsorguesthouse.com/>



View from The Windsor Townhouse

External

Courtyard to front with private access.

Enclosed townhouse garden to rear with decked area & patio, and access to boiler room.



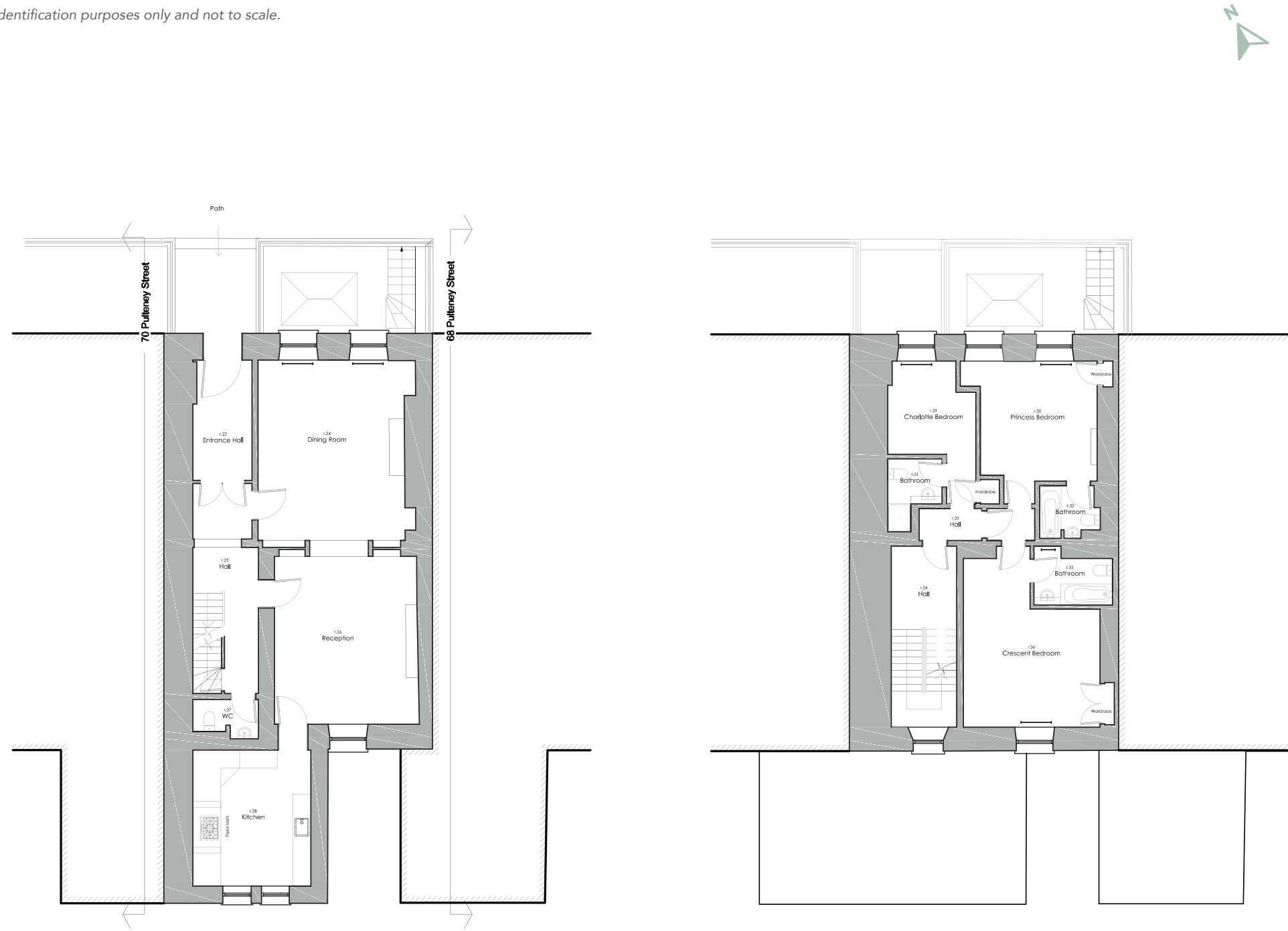
Garden & Lower Ground Floor Plans

For identification purposes only and not to scale.



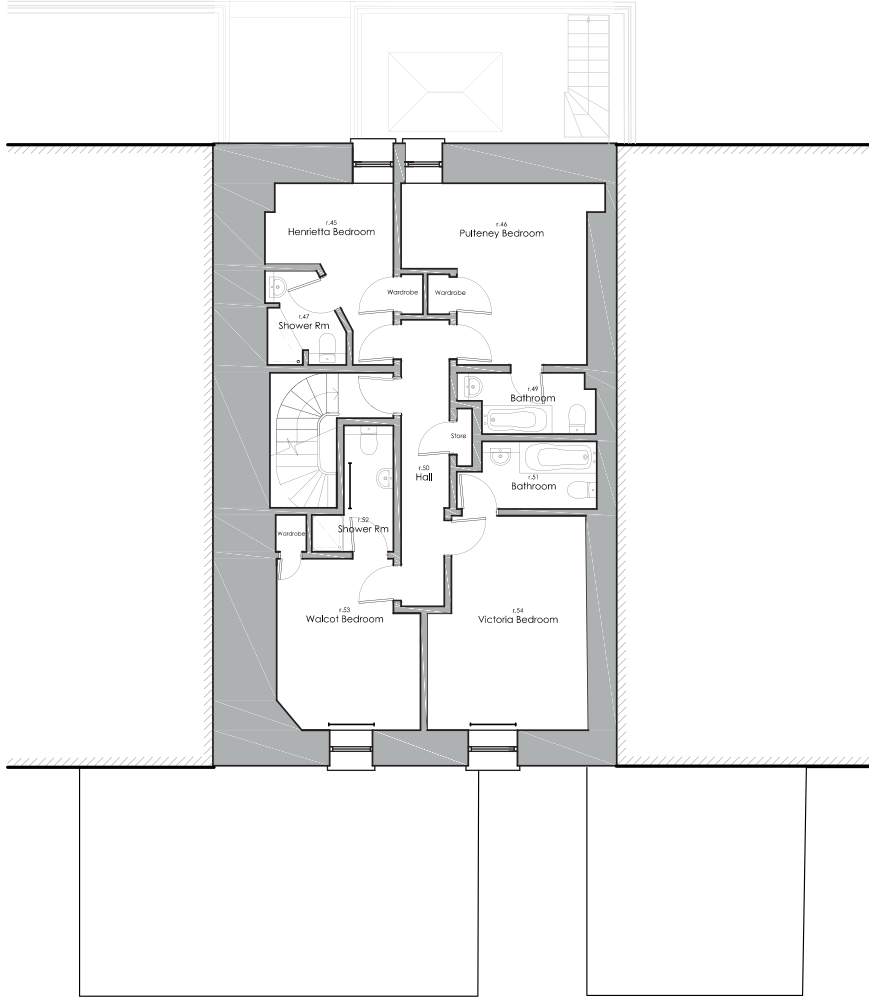
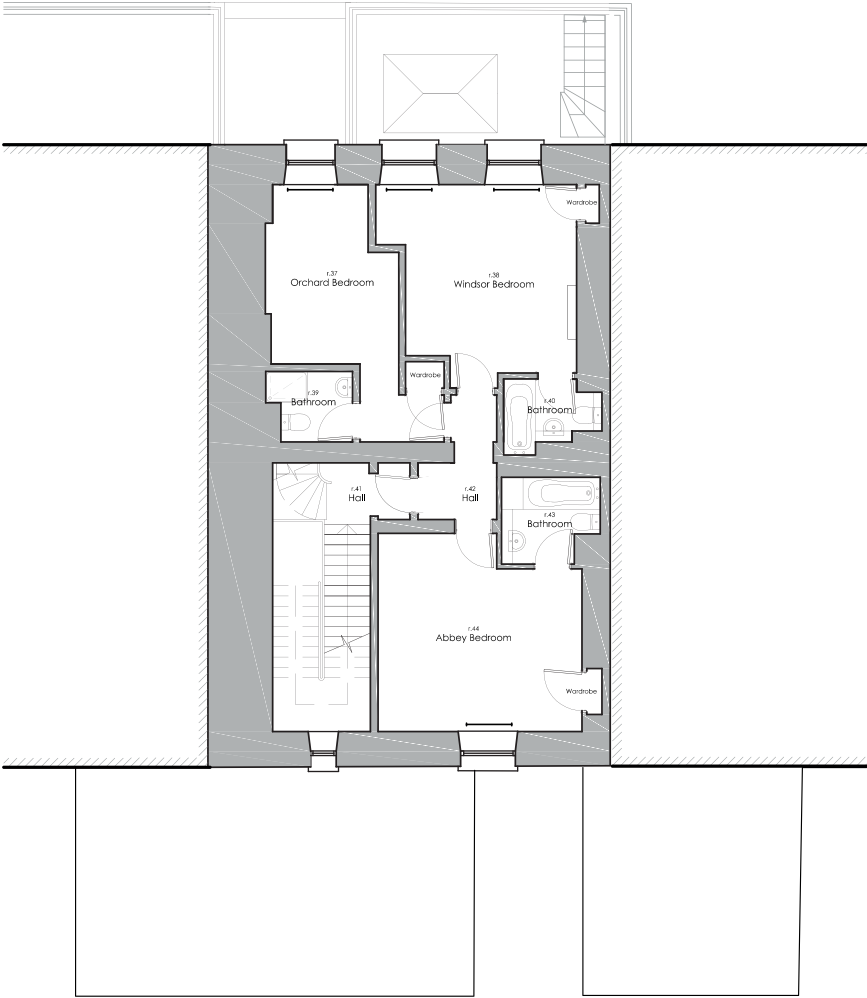
Hall & First Floor Plans

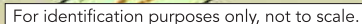
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Second & Third Floor Plans

For identification purposes only and not to scale.





Guide Price £2,950,000



