

4 Hanover Street

Bath





A fine Grade II listed Georgian townhouse on a no-through street close to Bath city centre.

Bath Spa Station | 1 mile
Bath City Centre | 0.9 mile
Bristol | 22 miles
M4 (Junction 18) | 10 miles
Bristol International Airport | 19 miles
(Distances and times approximate).


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Summary of accommodation

The House

- Ground Floor: Sitting Room | Dining Room
- Lower Ground Floor: Kitchen/breakfast room | Snug
- Basement: Guest bedroom/ Family room | Bathroom
- First Floor: 2 double bedrooms
- Second Floor: Principal Bedroom | Bathroom

Outside

Storage Vault | Landscaped garden to rear

Situation

(Distances and times are approximate)



Hanover Street is a no-through road, just off the London Road. With the centre of Bath within a mile away and local shops in Larkhall village just half a mile away. It is an ideal location for those wanting both city and local amenities all without having to use a car.



The property is within close proximity to the wide open space of Kensington Meadow and canal walk to Sydney Gardens, with the Holburne museum, cafe and recently renovated playground. The newly restored Cleveland Pools, the UKs oldest lido, is another local attraction to be enjoyed. Also nearby is Alice Park, a popular meeting place for the local community with a play park, tennis courts, cafe and well regarded nursery school.



Hanover Street is well placed for commuters with easy access to the M4, A36 and Bath Spa station.



The House

This fine Georgian townhouse is set on a residential street on the lower slopes of Bath convenient for the city centre. Decorated throughout by the current owners this family home stylishly combines modern living with period detail. The well presented accommodation is over five floors and offers great flexibility, currently arranged as four bedrooms and three reception rooms.

Entering a wide hallway with tiled floor is a living room to the left. This room features a rare diagonal edged window to the front with original sliding shutters. There is also a beautiful marble fireplace with ornate grate, stripped floorboards and fine cornicing. Overlooking the garden is a dining room again with a period fireplace.

Upstairs to the half landing is a shower room. Originally the formal drawing room with its fine proportions and impressive triple windows to the front of the property was on the first floor. It is currently used as a bedroom but could easily be reinstated. The withdrawing room next door is also used as a bedroom. Both rooms have wooden floorboards and period fireplaces. The principal bedroom occupies the second floor and has three lovely sash windows, fireplace, recess cupboards and wood floor. A generous bathroom is next door with central bath tub, separate shower, vanity unit, fireplace and under floor heating.

Downstairs, the kitchen is at lower ground floor. This has stone slab flooring, shaker style units below granite worktops and integrated high quality appliances. There is also an Aga and space for a family breakfast table. A cozy snug with fireplace leads off. An internal vault provides useful storage and there is also an additional external vault to the front of the property. At garden level is a good sized room, currently used as guest bedroom. There is a bathroom next door with laundry facilities.



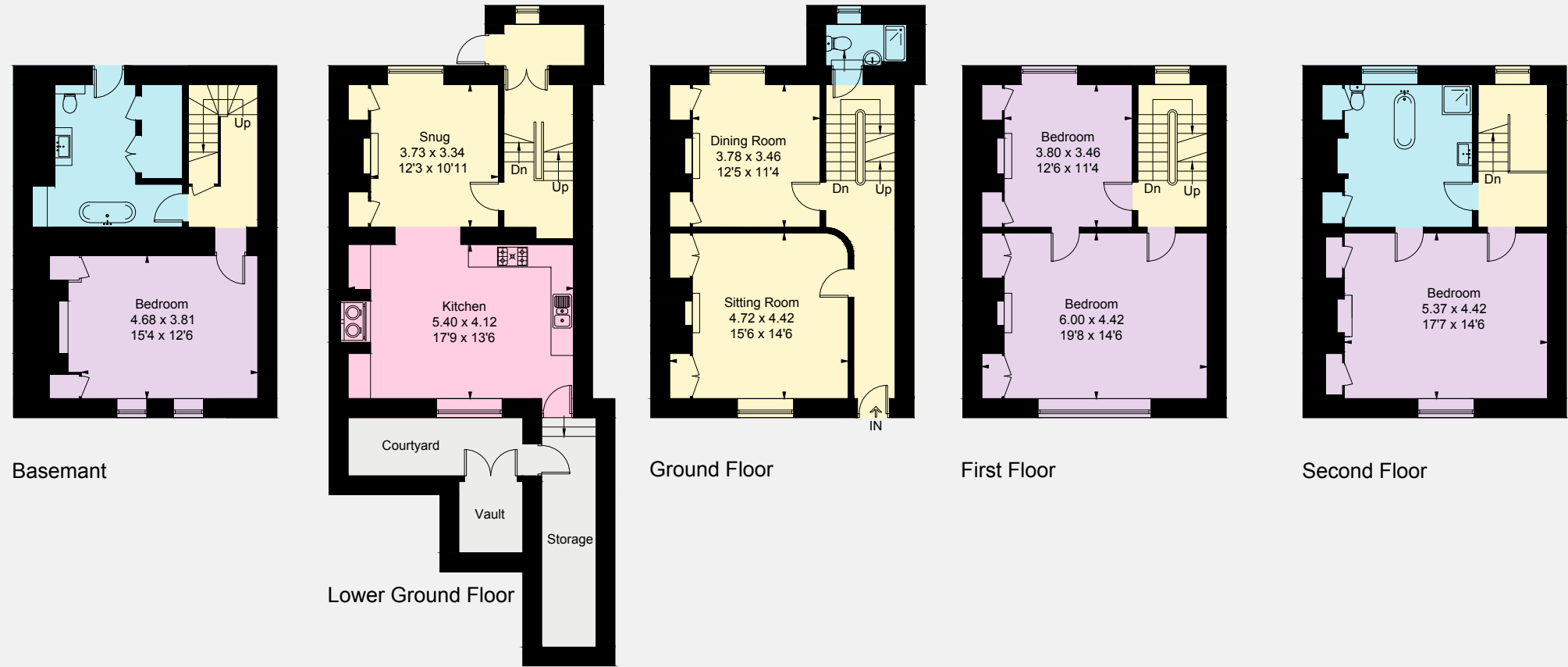




FLOORPLAN

Approximate Gross Internal Floor Area
Total Area: 256.4 sq m / 2760 sq ft
Including Limited Use Area (0.5 sq m / 5 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

To the rear of the property and accessed via the lower floor half landing is an attractive west facing garden. This is fully enclosed by stone walling and thoughtfully landscaped to provide a spacious flag stoned central area perfect for al fresco dining leading to a raised gravelled area beyond. There are well established raised beds around the borders and a beautiful mature wisteria against the house. With its west facing position it's ideally placed for sun right through into the evening.

Property Information

- Tenure:** Freehold
- Services:** We are advised that mains water, electricity, gas and drainage are connected to the property
- Local Authority:** Bath and North East Somerset Council
- Council Tax:** Band F
- Viewings:** All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.



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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 May 2025. Photographs and videos dated May 2025.

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