



101 SYDNEY PLACE

BATH

STONIER
• HOBBS
RESIDENTIAL



SYDNEY PLACE

GEORGIAN SPLENDOUR

An exquisite, grand property in the George III terrace described by Pevsner's Architectural Guide to Bath as "the most beautiful of Bath's 19th Century buildings," listed Grade I by the Historic Buildings and Monuments Commission as "a building of exceptional interest," architecturally and historically.

- Principal accommodation across the four upper floors of the town house plus a further impressive self-contained courtyard floor.
- Over 7500sq. ft of accommodation in total.
- Mature, landscaped, South-facing garden of about 90'.
- Exceptional period detail and breathtaking proportions throughout.

Features

Main House:

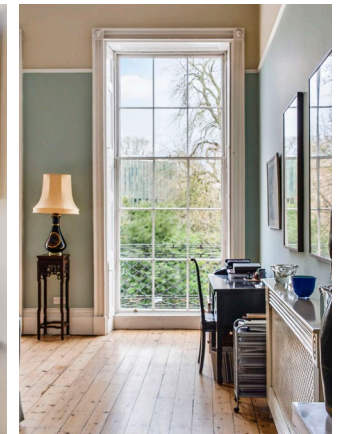
Formal entrance lobby, central hall, reception room, dining room, drawing room, library, kitchen/breakfast room, 6 bedrooms, 4 bathrooms (of which 3 are en suite), utility/laundry room, ground-floor cloakroom, study/home office, two large boarded and lighted storage lofts.

Courtyard:

Private courtyard entrance, inner reception and hallway, stone floor drawing room and integrated kitchen, two principal bedrooms, two bathrooms, a suite of four rooms including a bedroom and en-suite bathroom.

Outside:

Completely walled, mature garden, south facing, landscaped with year-round interest, about 90 feet, with hidden garden shed; Georgian wine cellar, potential to reinstate original Georgian roof garden.





DESCRIPTION

Providing elegant accommodation on a grand scale, this magnificent house has truly outstanding principal rooms of majestic proportions and a rare wealth of exquisite surviving period detail, perfectly preserved.

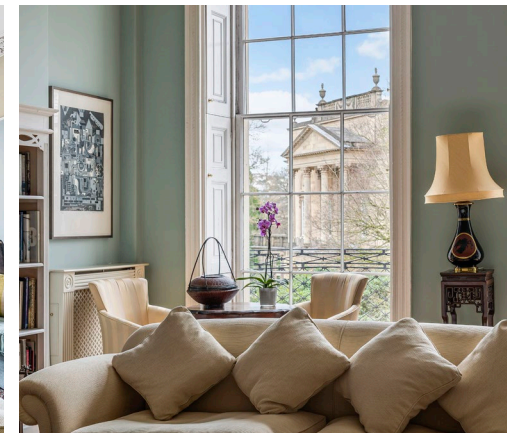
Built in 1808–09, this was the last great Georgian terrace to be built in Bath and was intended to be, and arguably remains, its grandest.

Originally known as New Sydney Place, this terrace of 11 palatial townhouses is universally regarded as John Pinch the Elder's masterpiece. The terrace was originally home to royalty and nobility, including Queen Charlotte and The Duke of Clarence (the future King William IV), drawn not only by the grandeur of its rooms of unparalleled height and proportions, but by their elegant, novel, modern design which was then the very height of fashion.

The Historic Buildings and Monuments Commission for England, in its official Grade I listing of 101 Sydney Place as a building "of exceptional interest" (the highest designation), states that the terrace "is regarded as John Pinch's finest creation: it is the first appearance of his distinctive ramped horizontal detailing, and the inclusion of very tall windows and an architecturally treated attic floor is also noteworthy. The quality of the ashlar fronts was particularly admired, with the courses of masonry being raised sequentially in order to create as harmonious and even a tone as possible."

The architectural historian Walter Ison remarked that New Sydney Place is "a specimen of the architectural perfection that may be formed of Bath stone. It was all brought from one quarry, and the houses raised gradually together, tier after tier, thereby forming one compact building in which not the least flaw or settlement, or different shades of colour can be seen."

The first occupant of 101 Sydney Place itself is believed to have been the 3rd Earl of Darlington, later the 1st Duke of Cleveland. He was the freeholder of the entire terrace and indeed the owner of the whole of the Pulteney Estate, comprising virtually all of Georgian Bath this side of the River Avon, and including all of Bath's most prestigious and fashionable addresses at the time, including Great Pulteney Street and Laura Place, of which New Sydney Place was intended to be the crowning glory along with the area's "principal house," Sydney House (soon to be the Sydney Hotel of Jane Austen fame, today the Holburne Museum of Art) directly opposite 101, the house in the terrace enjoying the finest views of this famous landmark.





For a decade 101 Sydney Place was the comital residence of Viscount Duncan, 2nd Earl of Camperdown when he was away from Westminster, who represented Bath in Parliament from 1841 to 1851, first in the House of Commons, and then in the House of Lords.

Upon the Earl of Camperdown's departure, 101 was home to the distinguished surgeon John Smith Soden, a founding member of both the British Medical Association and the Royal College of Surgeons. He was distinguished for his pioneering work in ophthalmic surgery, notably cataract surgery, as well as in obstetrics and general surgery. In 1850 he moved both his residence and his surgical practice to 101, where he lived until his death in 1863, and where this noted bibliophile kept his famous collection of books and of portraits now housed in the Wellcome Collection in London. The house would later be the home for many years of a leading 19th Century Bath industrialist and entrepreneur before being purchased by an heiress.

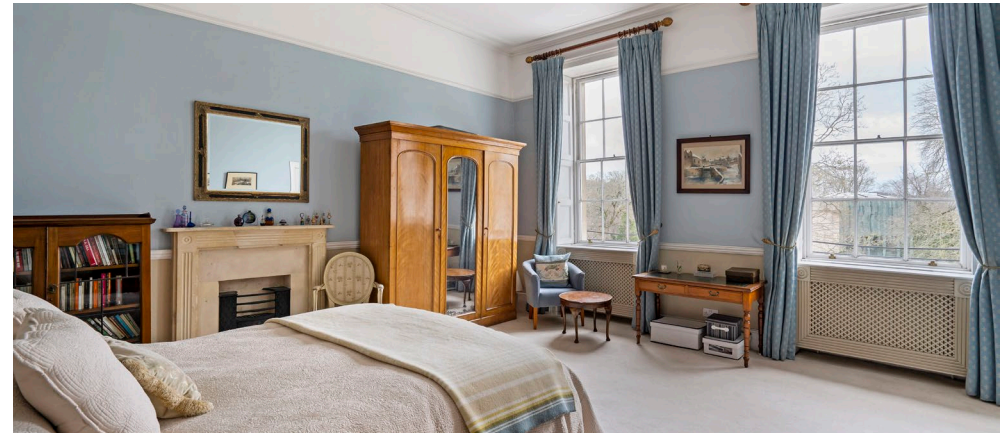
Amongst the very few of Bath's Grade I listed residences classed as 'First Rate' by the Georgians, 101 Sydney Place is believed to be one of only thirteen such surviving complete homes in all of Bath still in single ownership. It last changed hands in 1998.

There are so many truly beautiful and distinctive architectural features of the property to delight the eye at every turn. It is the ultimate find for the discerning purchaser looking for an authentic, well-preserved George III townhouse with a rich history and wealth of interior architectural delights.

The current owners completed the restoration of the house just over 25 years ago with a light and carefully considered touch, keeping the preservation of the historic detail and heritage of the building uppermost while the house was thoughtfully equipped to meet the requirements of 21st Century family living.

There is a good balance of accommodation and outside space; the generously proportioned interior is complemented by a mature, beautifully landscaped south-facing walled rear garden.

There is versatility either to entertain formally on a grand scale, or to enjoy informal kitchen suppers in the well designed and equipped, handcrafted and hand-painted hardwood and granite kitchen breakfast room, which overlooks the walled rear garden.





The gorgeous five-flight, cantilevered, 'floating' stone staircase with its original, minimalist post-Robert Adam 'stick' balusters and sweeping, fine mahogany handrail with inlaid ebony stringing is visually stunning as it ascends from the bright central hall.

The two principal ground-floor rooms are exquisite spaces. What is now the high-ceilinged formal dining room was originally the Breakfast Room and "Morning Room" where visitors would have been received two centuries ago. It overlooks the leafy walled garden, and is separated by wide double-doors from the adjoining, grandly proportioned front reception room, serving the present owners as the family living room.

With its high arched windows, this room of palatial proportions was originally intended as the grand dining room, *de rigueur* for any aristocratic house, intended for dinner parties seating thirty or more guests, as can be seen both from the original 1808 floor plan and from the beautiful grey and white marble fire surround with its telltale motif of grapes and vine leaves carved in high relief in the corners.

The cornicing and ceiling roses of these two principal ground floor rooms include some of John Pinch's most distinctive and innovative interior architectural design, not seen elsewhere in the terrace. Based around Pinch's geometrically arranged Amerindian theme of arrowheads (also echoing a mediaeval motif) and feathers (alternated between more classical acanthus leaves) and combining classical and romantic elements, his unfussy design with its refreshingly clean, modern lines appeals to 21st Century tastes.

Unsurprisingly, the 'star performers' of the house, however, are the two majestic rooms comprising the whole of the first floor or 'piano nobile'. The visual impact of the space in the grand Drawing Room simply has to be seen to be appreciated. Three full-height Georgian sash windows extend all the way to the floor (another John Pinch innovation in New Sydney Place), each with its own semicircular wrought-iron balcony, creating a wall giving the visual appearance of consisting mostly of glass, dramatically overlooking the Palladian-style Holburne Museum of Art and the Grade II Listed Georgian pleasure gardens.

The unhindered, set-piece, architectural parkland views along with the spectacular ceiling height and proportions of this dramatic space are quite breathtaking. Behind the drawing room is a remarkable, beautifully detailed, panelled, galleried library, with a higher ceiling still, and this pair of rooms surely highlights this as a property of unparalleled beauty and character.

The two large, high-ceilinged principal bedrooms are on the second floor. The master bedroom suite with its pair of wide, high bedroom windows offers dramatic views of the Holburne Museum and across Sydney Gardens, and has an en suite naturally-lit dressing room and bathroom, while the capacious guest bedroom with its elegant fireplace and large en suite bathroom enjoys dramatic views over the garden and St Mary's church immediately beyond.

The four third-floor bedrooms with full-height ceilings (a rarity in Bath for the top floor), delightful small fireplaces and two bathrooms, are currently arranged so that two of the rooms were purposefully adjoined to create a "nanny suite" with a skylit en suite bathroom, although the current occupants used the large adjoining bedroom as a shared childrens' playroom, and later, as the years went on, as their teenagers' shared computer room and study room.

On the ground floor there is also a well-designed utility/laundry room adjacent to the kitchen, and an elegant, skylit cloakroom built in 1808 as one of the very first indoor privies in England. Upstairs, on the mezzanine between the two floors of bedrooms, there is a study/home office with a fine view of Pinch's neo-Gothic church tower.

There are capacious storage closets on each of the top two floors, as well as a heated linen cupboard on the top floor, and above the third floor there are two enormous boarded and lighted storage lofts.

The house benefits from a fully self-contained courtyard floor with a private entrance approached from the pavement via a stone staircase. The accommodation provides extensive space with an impressive front living room and kitchen, two principal bedrooms and two bathrooms. The vaults of the house extend beneath the pavement and are arranged as a suite of four rooms including a snug, bedroom with en-suite bathroom and laundry room. The courtyard floor was previously connected to the main hallway of the house by the original staircase which is still extant. This would allow for full incorporation if required or the option of retaining the floor for staff, a dependent relative or as a potentially lucrative investment opportunity.

It will appeal to those seeking both a well-equipped, centrally located and comfortable family home, which thanks to the thick, ashlar stone construction and well-planned central heating, is cool in summer and warm and cozy in winter, as well as a property with exceptional architectural merit and historic significance benefitting from splendid, green, historic views from every window and with rich interior Georgian detailing at every turn, including a dozen characterful, historic fireplaces.

GROUNDS

The walled private garden to the rear is large for a townhouse garden, measuring some 90 feet in length. The meticulously landscaped garden provides an area of lawn, beautifully planted herbaceous borders providing year-round interest, a wealth of wisteria blossoming in spring, a mature, fruiting fig tree, yew trees and a rear 'secret garden', with the location of the garden shed cleverly out of sight. There is a large stone-paved terrace leading directly from the kitchen that is ideal for outdoor dining or cocktails before dinner.

The original Georgian wine cellar with its ashlar stone wine bins has been restored and fully tanked and keeps wine at a uniform temperature year round.

The dominant garden views of the bucolic, neo-gothic St Mary's Church (also designed by John Pinch the Elder) rising dramatically immediately to the rear of the garden, and the home's central views of the Holburne Museum of Art to the front of the house, provide what are among the most beautiful city prospects to be enjoyed by any single townhouse in Bath.

SITUATION

This home is ideally situated. It is across the street from Sydney Gardens, overlooking The Holburne Museum with its large, airy, indoor and outdoor café, popular year round, the architectural focal point of the Grade II listed Georgian pleasure gardens cut by the sunken towpath of the picturesque Kennet and Avon Canal reached through a gate just a few steps down.

Most of all, on the one hand, if you cross over the road or turn right out of the house, there is the strong sense of being in the countryside. Only five minutes walk from 101 takes you not only to idyllic strolls along the towpath of the picture-book Kennet and Avon Canal, but also to the start of the extensive National Trust countryside with its grazing meadows, historic orchards and gradually ascending hilltop views over the whole city of Bath, continuing from there to charming woodland walks and to the Bath Skyline Walk circumambulating the whole of this beautiful, ancient, UNESCO-designated World Heritage City.

And yet, on the other hand, if you turn left out of the house, you have the most beautiful, level, ten-minute city stroll into the centre of Bath—a walk which was once the city's Promenade during the Season—down the full length of Great Pulteney Street and over Robert Adam's world-renowned, 18th Century shop-lined Pulteney Bridge with its cafés and boutiques, leading right into the heart of town.

All of Bath's excellent shopping, cultural and leisure facilities, including three cinemas, a Royal Theatre, and a seemingly limitless selection of fine delicatessens, restaurants and artisanal coffee shops, upscale boutiques, fine dining, cafés, clubs, pubs and cocktail bars are on your doorstep, as are spas and gyms, yoga and pilates, Waitrose and Marks & Spencer's Food Hall, all within easy walking distance. For most residents of New Sydney Place, there is no need to get into their car except to drive to London, or to visit neighbouring towns, villages and country gastropubs. For rugby fans, "The Rec", home to Bath Rugby, is hardly 500 metres away.

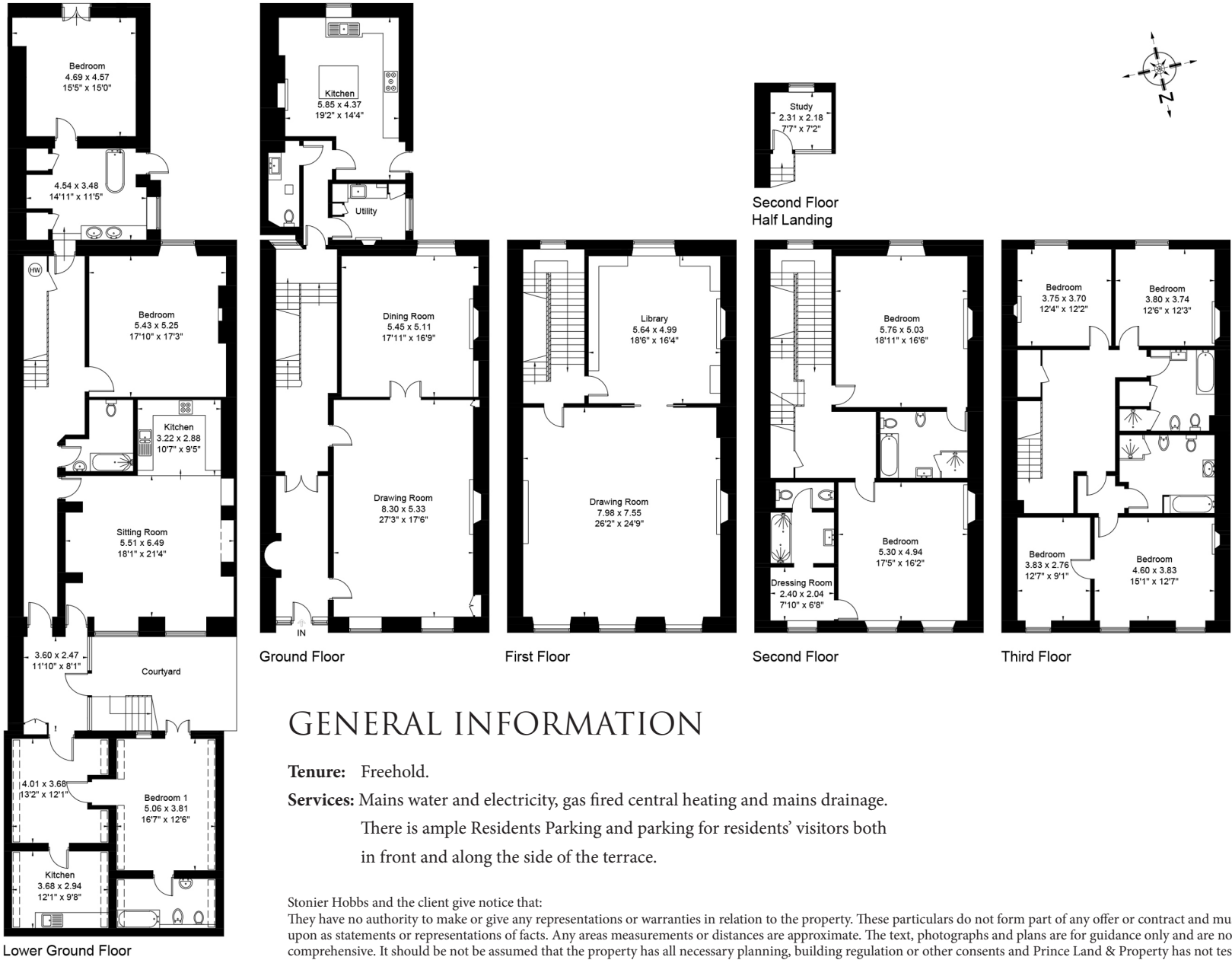
Access to major transport links is equally easy with the recently redeveloped Bath Spa railway station, 17 minutes' walk away, providing a fast and frequent route to London Paddington, which since electrification of the line has made for an easy commute on the Great Western Railway (for example, the weekday 07.13 departure from Bath Spa Station arrives at London Paddington at 08.29). Travelling in the other direction, the centre of the vibrant city of Bristol is only eleven minutes away by train. Bristol Airport, the A4, M4, A36 and the villages and towns of the South Cotswolds are also easily accessible by car, and Heathrow Airport is only an hour and three-quarters' drive away.

Excellent schooling is close by, the nearest being King Edwards School, Bathwick St Mary's Primary School, The Paragon and Prior Park College.

Sydney Gardens opposite has recently been undergoing a major refurbishment from a lottery grant to restore it to its original layout as one of the few surviving Georgian pleasure gardens in England, as well as improving the tennis courts and adventure playground along with the beautiful grounds themselves, with their cherry blossoms in the spring, making it a unique heritage asset.

Nearby Henrietta Park, built in celebration of Queen Victoria's Diamond Jubilee, an historic seven-acre park and miniature arboretum with a fascinating variety of rare and ancient trees, is yet another peaceful and enchanting place to stretch your legs less than five minutes' walk from the front door, and offers an alternative, leafier ten-minute walk over Pulteney Bridge to the city centre.

FLOOR PLANS



GENERAL INFORMATION

Tenure: Freehold.

Services: Mains water and electricity, gas fired central heating and mains drainage.

There is ample Residents Parking and parking for residents' visitors both in front and along the side of the terrace.

Stonier Hobbs and the client give notice that:

They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of facts. Any areas measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should be not be assumed that the property has all necessary planning, building regulation or other consents and Prince Land & Property has not tested any services or equipment.



Stonier Hobbs

10 Fountain Buildings, Bath BA1 5DU

T: 01225 463322 E: post@stonier-hobbs.com

stonier-hobbs.com

STONIER
• **HOBBS**
RESIDENTIAL