






17 GAY STREET

BATH, BA1



AN EXCEPTIONAL GRADE I TOWNHOUSE

A distinguished Grade I listed Georgian townhouse of exceptional quality, thoughtfully refurbished to offer elegant contemporary living in prime central Bath.

			EPC
4	4	5	E

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

Local Authority: Bath & North East Somerset Council

Council Tax band: G

what3words: ///jazz.asset.keen

Method of Sale: We are advised that the property is Freehold

Viewings: Strictly by prior appointment with the agent Knight Frank LLP.



SITUATION

Gay Street is one of Bath's most distinguished addresses, set within an established residential area at the heart of the UNESCO World Heritage city. Number 17 occupies an exceptional position adjacent to the world-renowned Circus, and is also within close proximity to other notable architectural landmarks, including the Assembly Rooms and the Royal Crescent.

The property is conveniently located just a short walk from the city centre, offering an extensive range of cultural, recreational, shopping and sporting amenities. Further local conveniences can be found nearby on Brock Street, along with the charming shopping promenade of Margaret's Buildings.

The area benefits from an excellent choice of both state and independent schools, including Kingswood School, the Royal High School for Girls, King Edward's School and St Stephen's Primary School









THE HOUSE

Number 17 is a fine example of a Bath stone Grade I listed Georgian townhouse, designed by John Wood the Elder in 1735 and completed by his son, John Wood the Younger, circa 1785.

The house is presented in exceptional decorative order and retains a wealth of period features, including ornate plasterwork, tall sash windows with working shutters and handsome ceiling heights, all of which contribute to the sense of scale and grandeur synonymous with Bath's finest architecture. Subject to a meticulous and carefully considered refurbishment, the property has been sensitively enhanced to provide refined and versatile accommodation arranged over five floors.

The approach is via an elegant entrance hall, where a light and welcoming reception space immediately sets the tone for the rest of the house. From here, the principal reception rooms unfold, including a beautifully proportioned drawing room with restored wooden floorboards and a Bath stone fireplace fitted with a gas-fired grate. Adjoining this is a well-appointed sitting room, offering a more intimate and flexible reception space, ideal for both formal entertaining and day-to-day living. These rooms are unified by a striking galleried staircase, which rises through the centre of the house and forms an impressive architectural focal point.







The kitchen is well equipped with a central island and flows seamlessly into a generous breakfast room and dining room, both enjoying direct access to the garden, creating an ideal space for informal family living and entertaining. A cloakroom is also located on this level. To the front of the house, the original vaults currently provide space for a gym and a study/cinema room, but offer excellent versatility for home working, leisure or further accommodation as required. The first floor is arranged around a magnificent principal bedroom suite, occupying a particularly impressive footprint with excellent proportions. This space is complemented by a well-appointed en suite bathroom and a large dressing room, forming a self-contained suite of considerable comfort and elegance. The tall Georgian sash windows flood the room with natural light and provide attractive outlooks. On the second floor there is a further generous double bedroom, also enjoying substantial proportions and served by a bathroom, making it ideal for guests or family members. The accommodation continues to the third floor, where two additional well-designed bedrooms are located, together with a shower room, providing flexibility for a variety of living arrangements.



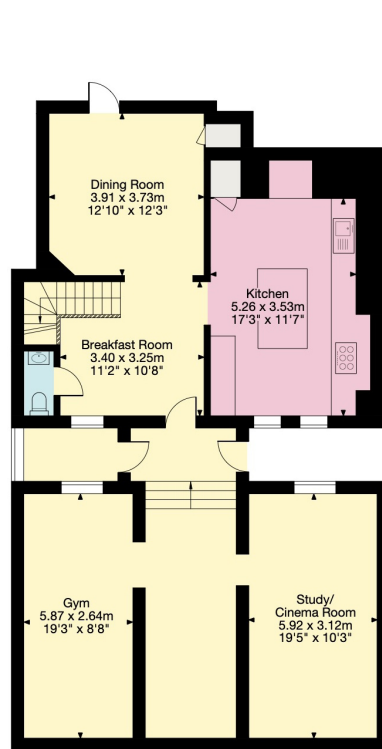
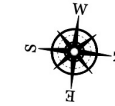


OUTSIDE

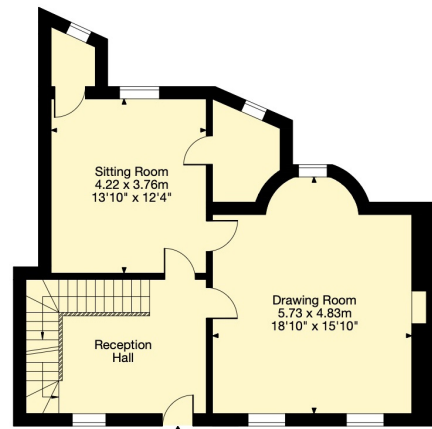
To the rear, the property benefits from a charming courtyard garden, thoughtfully arranged to provide a private seating area and accessed directly from the lower ground floor. This low-maintenance outdoor space offers an ideal setting for al fresco dining and relaxation, seamlessly extending the living accommodation during the warmer months.



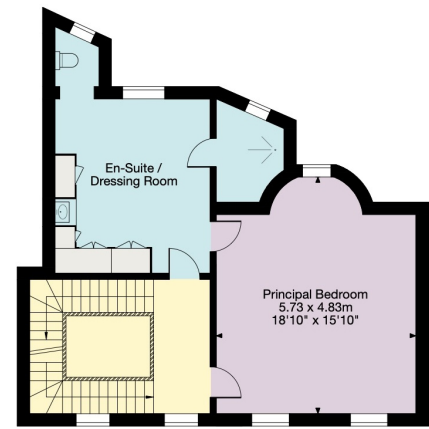




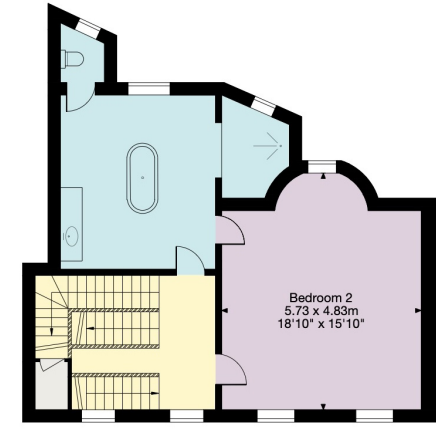
Lower Ground Floor



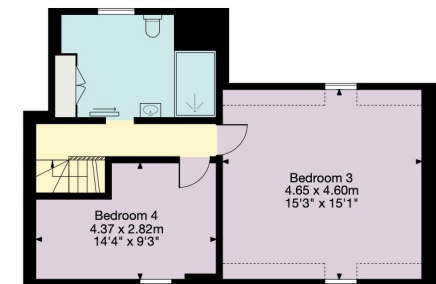
Ground Floor



First Floor



Second Floor



Third Floor

Approximate Gross Internal Area = 340.9 sq m / 3,669 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



Sam Daniels

01225 325 992

sam.daniels@knightfrank.com

Knight Frank Bath

4 Wood Street

BA1 2JQ

knightfrank.co.uk

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