



Bedstone

DEVELOPMENTS

Argyle House

BA2 6FR



Bedstone
DEVELOPMENTS



Argyle House is an exclusive collection of just eight beautifully designed residences, thoughtfully combining the character and architectural heritage of this landmark building with refined contemporary living.

Comprising a curated mix of one and two-bedroom apartments, together with an exceptional penthouse residence, the development offers a rare opportunity to acquire a distinctive home within one of Bath's most elegant period conversions.

Carefully considered throughout, Argyle House blends timeless design, premium finishes and modern functionality to create homes of enduring quality in a highly desirable setting.

From £385,000



Constructed in traditional Bath stone, Argyle House thoughtfully combines the architectural character of a former Victorian Sunday school with a carefully integrated mid-century frontage, creating a distinctive and highly individual residential development.

Arranged across the ground and first floors, with an exceptional penthouse residence occupying the entire second floor, each apartment has been carefully designed to maximise light, proportion and character. High ceilings, quality materials and refined contemporary finishes run throughout, while five of the eight residences benefit from private terraces.

Blending heritage architecture with modern craftsmanship, Argyle House offers a rare opportunity to enjoy contemporary living within one of Bath's most distinctive period conversions.

Specification

Kitchen

Bespoke shaker-style kitchens by Masterclass with quartz stone worktops and a full suite of integrated Neff appliances, including induction hob, oven, microwave, dishwasher and fridge/freezer. Undermounted sink with instant boiling water tap.

Bathrooms

Contemporary Duravit sanitaryware paired with Crosswater brassware, complemented by oak vanity units, anthracite stone tops, feature mirrors and heated towel rails. Large-format porcelain flooring and tiled shower enclosures with recessed niches.

Flooring

Engineered oak herringbone flooring to living spaces and kitchens, with wool blend carpets to bedrooms.

Lighting & Technology

A considered mix of recessed and feature lighting throughout, together with fibre broadband connectivity, data points to principal rooms and video entry systems.

Heating

Energy-efficient zoned underfloor heating and hot water supplied via air source heat pumps.

Interior Finish

Decorated in a refined palette inspired by Farrow & Ball tones, with fitted wardrobes to principal bedrooms.

General

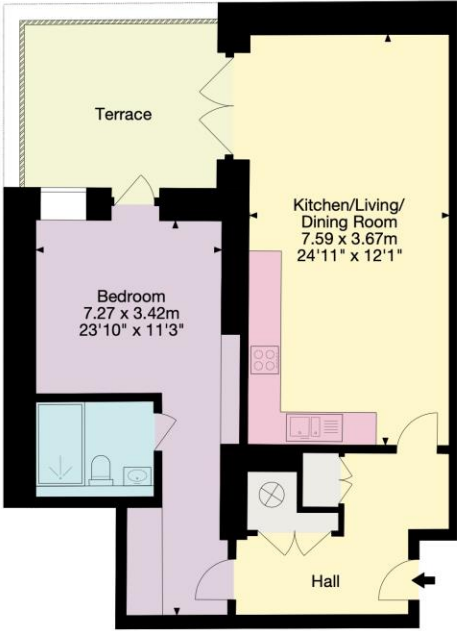
- 999-year lease with share of freehold
- 10-year new build warranty
- EPC Rating: B
- Tenure: Leasehold
- Guide Price: from £385,000
- Heat and power provided by Air Source Heat Pump
- Zoned underfloor heating (Nu Heat)
- Double glazed windows
- Engineered oak floor to living areas
- Specialist lighting design with directional low voltage lights and coffered lighting strips
- Quality kitchen by Master Class with Silestone work tops, Neff appliances and instant boiling tap with water filter



Argyle House

Grove Street, Bath

Gross Internal Area (Approx.)
Unit 3 = 63 sq m / 678.1 sq ft



Ground Floor

- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space

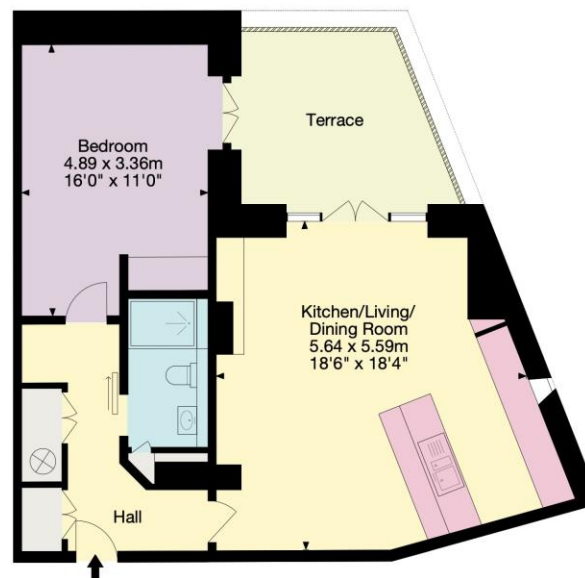
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Argyle House

Grove Street, Bath

Gross Internal Area (Approx.)

Unit 4 = 61 sq m / 656.6 sq ft



Ground Floor

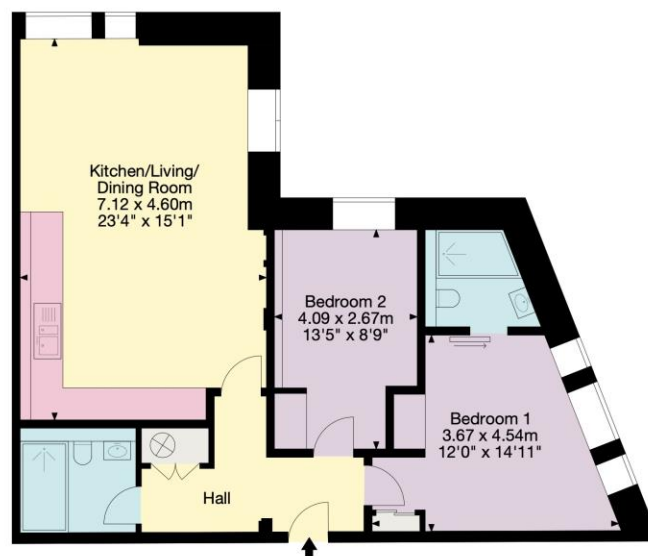
- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space

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Argyle House

Grove Street, Bath

Gross Internal Area (Approx.)
Unit 7 = 70.9 sq m / 763.1 sq ft



First Floor

- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space

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LOCATION & CONNECTIVITY

Situated in the heart of the City of Bath, Argyle House is a distinctive collection of beautifully crafted residences by Bedstone Developments, thoughtfully combining the architectural heritage of this elegant period building with refined contemporary living.

Perfectly positioned for those seeking the convenience and lifestyle of central Bath, Argyle House enjoys a peaceful setting just moments from the city's vibrant cultural, retail and dining scene. The historic Guildhall and the very centre of Bath are approximately 300 metres away, placing the very best of the city within easy walking distance.

Bath Spa railway station is approximately 0.5 miles from the development and offers regular direct services to London Paddington in around 90 minutes, making Argyle House ideally suited for both full-time residence and city retreat living.

Surrounded by Bath's renowned independent cafés, restaurants, boutiques and everyday amenities, Argyle House presents a rare opportunity to enjoy contemporary comfort within one of the city's most characterful and desirable settings.



ABOUT BEDSTONE DEVELOPMENTS

Bedstone Developments is a Bath-based property developer focused on creating thoughtfully designed homes of enduring quality. Combining architectural heritage with refined contemporary design, we specialise in the sensitive restoration, conversion and development of distinctive residential properties across the South West.

Our approach is rooted in craftsmanship, attention to detail and a long-term commitment to quality. We believe exceptional homes should feel timeless — balancing elegant design, practical modern living and carefully considered materials to create spaces that are both characterful and enduring.

From landmark period conversions to carefully curated new-build developments, every Bedstone project is approached with a disciplined focus on design integrity, build quality and placemaking. We work closely with architects, designers and specialist craftspeople to ensure each development reflects the unique character of its setting while delivering the standards expected of modern premium living.

At Bedstone Developments, we aim to create homes that are not only visually distinctive, but places people genuinely enjoy living in for years to come.

Disclaimer

These particulars are intended as a guide only and do not constitute any part of an offer or contract.

All descriptions, dimensions, references to condition, specifications, finishes, and other details are provided in good faith and are believed to be correct at the time of publication. However, they should not be relied upon as statements or representations of fact.

Images, computer generated imagery, photography, floorplans and layouts are indicative only and may be subject to change during the course of the development.

Prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of each statement and specification.

Bedstone Developments reserves the right to amend specifications, layouts, materials and finishes without notice where necessary or appropriate.