






PERCY PLACE

Bath, BA1



AN EXCEPTIONAL GRADE II LISTED, GEORGIAN TOWNHOUSE

Comprehensively renovated to exacting standards, offering elegant family living with far-reaching views across Bath.

			EPC
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Services: We are advised that the property is connected to mains gas, electricity, water, drainage and superfast fibre optic broadband. Heating can be controlled remotely by Hive.

Local Authority: Bath and North East Somerset

Council Tax: Unknown

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

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



SITUATION

Percy Place forms part of an elegant Grade II listed Georgian terrace, positioned approximately one mile from Bath city centre. The location combines architectural distinction with a strong community atmosphere and convenient access to green spaces, including the Kennet and Avon Canal and surrounding countryside.

Local amenities are available in nearby Larkhall village, which offers an independent shopping parade, two public houses, a café, theatre and community hall, while Alice Park provides a café, tennis courts and a children's play area. Bath Spa railway station offers mainline services to London Paddington, Bristol and the South West, and the M4 (J18) is readily accessible. The area is also well served by a wide selection of highly regarded state and independent schools.







THE HOUSE

Dating back to circa 1790, 6 Percy Place is a fine Grade II listed Georgian townhouse arranged over five floors, enjoying elevated views across Bath and the surrounding landscape. The property has been comprehensively renovated to an exceptional standard, carefully balancing period integrity with modern family living. Original architectural features remain throughout, including sash windows with shutters, ornate fireplaces, high ceilings and a striking stone staircase that forms a central feature of the house.

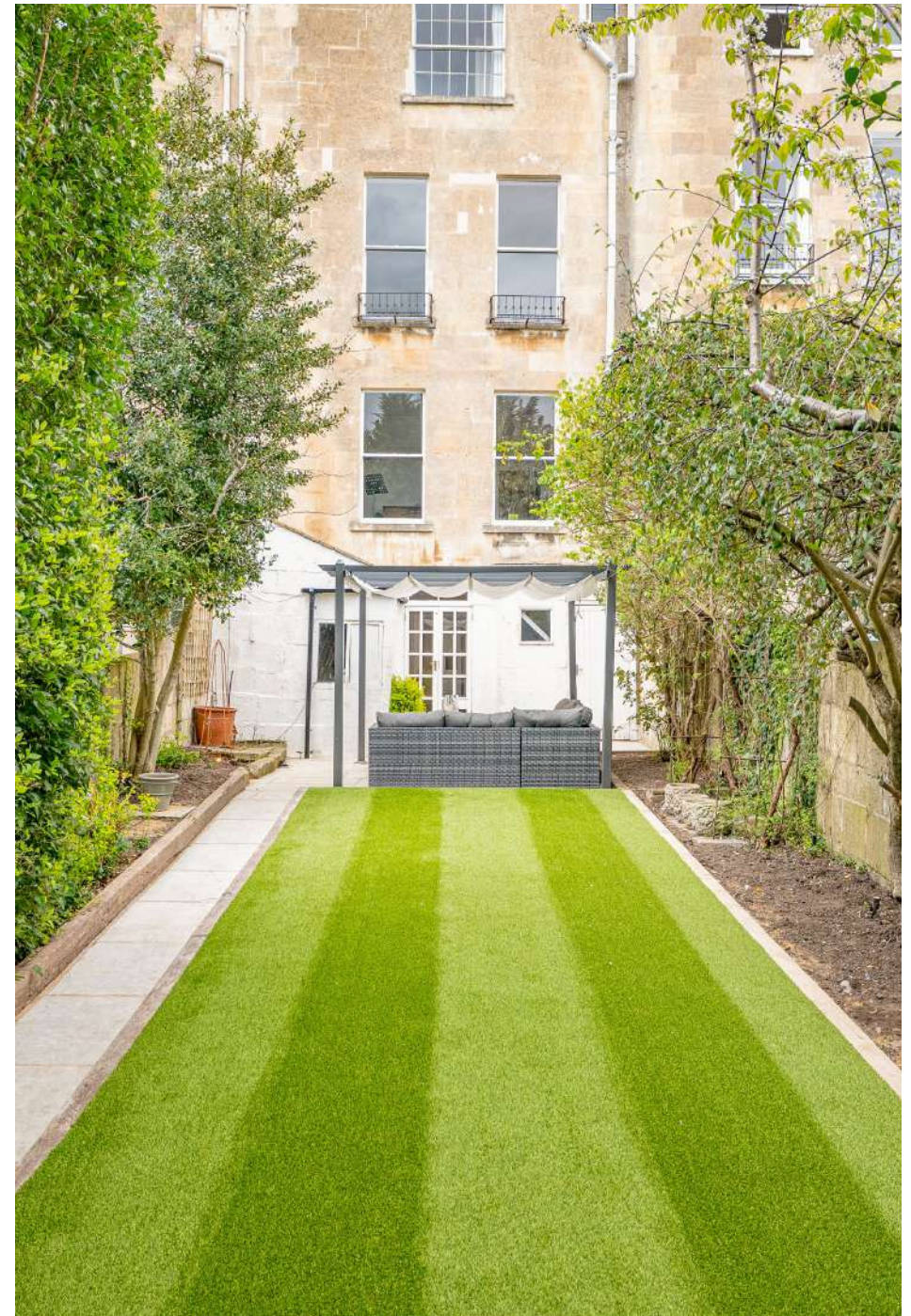
The ground floor offers a light filled sitting/music room overlooking the garden and a versatile reception room currently used as a playroom, equally suited as a formal dining room. The lower ground floor forms the heart of the home, centred around a bespoke kitchen/breakfast room with Neff appliances, integrated wine fridges and generous storage, with French doors opening directly onto the garden. Further accommodation includes a cinema room, snug, as well as four to six king to super king sized bedrooms (two of which are currently used as an additional sitting room and study) and four bathrooms. The layout provides excellent flexibility for family life, entertaining and working from home.



OUTSIDE

The property benefits from a south-facing rear garden, thoughtfully arranged to maximise both privacy and usability. The garden is now laid predominantly to AstroTurf, providing a low-maintenance, year-round lawn ideal for family use. A paved patio immediately adjoining the house offers an excellent space for outdoor dining and entertaining, sheltered by a contemporary pergola and seating area. Two outbuildings offer extra storage.

The lawn extends to a further decked area at the far end of the garden, creating a distinct second entertaining or relaxation zone. The garden is enclosed by mature trees, established hedging and boundary planting, which provide a high degree of seclusion and an attractive green backdrop throughout the seasons.







Percy Place

Bath

Gross Internal Area (Approx.)
 Main House = 278 sq m / 2,992 sq ft
 Stores = 11 sq m / 118 sq ft
 Vaults = 28 sq m / 301 sq ft
 Total Area = 317 sq m / 3,412 sq ft



Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2024.

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