7 Sion Hill Place

Bath, BA1

Knight Frank



An elegant Grade I listed Georgian townhouse within one of Bath's finest terraces enjoying wonderful southerly views across the city.

Local Train Station Bath Spa 1.5 miles, Bath City Centre 1 mile, Bristol 14 miles, M4 (Junction 18) 9 miles
(Distances are approximate)

4 3 4

Summary of accommodation

Main House

Ground Floor: Entrance Hall | Kitchen | Dining Room

Half Landing: Cloakroom

First Floor: Drawing Room | Study/Library

Second Floor: Principal Bedroom | Bathroom

Third Floor: 2 Double Bedrooms | Dressing Room | Bathroom

Lower Ground Floor: Sitting room | Bedroom | Shower room | Kitchenette | Utility | Vault

Garden and Grounds

Walled garden to rear | Front courtyard | Residents' parking permits available

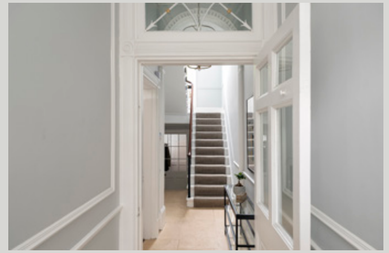
Situation

Times and distances are approximate.

This elegant Georgian townhouse forms part of one of Bath's finest terraces designed by John Pinch the Elder and is located within a most sought after and desirable conservation area. It enjoys a wonderful green outlook across a private residents' garden and the City of Bath beyond. There is easy access to the city centre.

- Kingswood and Bath Royal High Schools are within easy walking distance as well as St Stephens Primary School.
- For the commuter there are excellent transport links with high speed trains from Bath Spa station and the M4 motorway corridor to London, Wales and the South West.
- The High Common and Royal Victoria Park are close for walking as well as a network of rural walks in the nearby countryside.
- Bath is a cosmopolitan World Heritage City, well renowned for its many and varied shops and restaurants as well as its theatre, its premiership rugby team and the famous Thermae Spa.









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This fine Georgian terraced townhouse provides graceful rooms with good proportions ideal for entertaining and is also a lovely family home. The well planned accommodation, evenly balanced over five floors, effortlessly combines period features with contemporary living. It is beautifully presented and has been renovated and restored throughout by the current owners with meticulous care, retaining all original decorative detailing and mixing these with a modern colour palette and stylish bespoke cabinetry. Thet front door with its attractive fanlight opens to a vestibule and a welcoming and light hallway with stone flagged floor. An elegant cantilevered staircase connects the ground floor up to the main reception rooms on the first floor and onwards to the bedrooms on the upper floors. Original stone steps lead down to the lower ground floor. A dining room is situated to the front of the house with lovely views of the residents' private garden across the road. This room leads through to the kitchen that is fitted with bespoke units housing appliances, a central island and quartz worktops. The flooring throughout these rooms is restored Russian pine creating a good flow between the rooms. The drawing room is on the first floor with its tall sash windows facing south and with views across the treetops to the city of Bath. This impressive room has high ceilings and is flooded with light. Through wedding doors is the withdrawing room fitted as a library with bespoke shelving and featuring a splendid bow window overlooking the garden. Upstairs is the principal bedroom and a large family bathroom. There are two further bedrooms on the top floor, a dressing room and a bathroom.







RECEPTION ROOMS











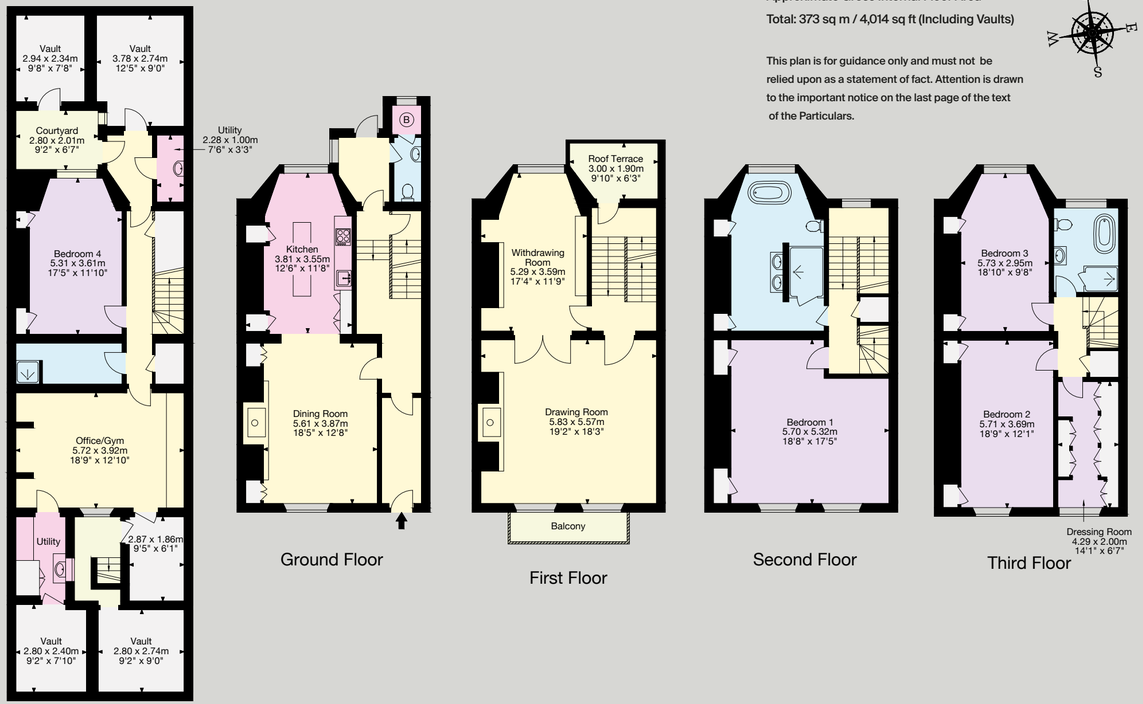


BEDROOMS AND BATHROOMS





The lower ground floor provides additional accommodation that could be self contained if required. It has its own entrance accessed down steps from the pavement and via a sunny courtyard. There is a large sitting room that would have formerly been the kitchen for the house. It features the original dresser and a stone fireplace. A bedroom, bathroom, kitchenette, utility/laundry room, cold store and vault complete the accommodation.

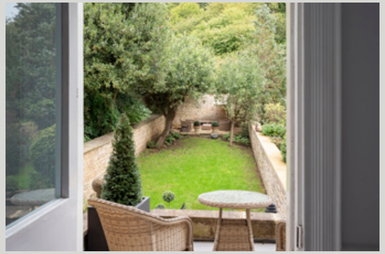


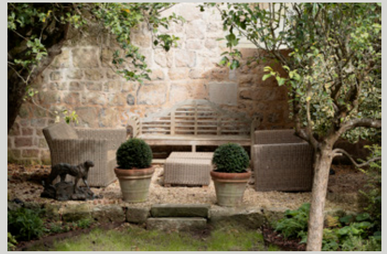
Approximate Gross Internal Floor Area

Total: 373 sq m / 4,014 sq ft (Including Vaults)

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

The pavement to the front of the property is particularly wide. There are iron railings enclosing steps leading down to a front courtyard where the lower ground floor accommodation can be accessed. To the rear of the house is an enchanting walled garden. There is a dining terrace of pennant flagstones off the house, an ideal space for an outdoor kitchen and al fresco dining. Sloping gently upwards, the garden is mainly lawned and attractively planted by a landscape gardener. Mature trees in the neighbouring parkland provide a lovely verdant backdrop to the upper terrace and make this the perfect spot to sit and relax in at the end of the day.

Property Information

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

Tenure:
Leasehold. Absentee Freeholder -
No Service Charge & Ground Rent.
Lease commenced 25 March 1816 for 492 years.

Local Authority:
Bath and North East Somerset - 01225 477000

Council Tax:
Band H

Postcode: BA1 5SJ

What3Words: ///gain.gazed.lunch

Viewings:
All viewings strictly by appointment only through the vendor's sole selling agents, Knight Frank LLP.

Bath
4 Wood Street, Queen Square
Bath
BA1 2JQ

Sam Daniels
01225 325 992
sam.daniels@knightfrank.com

knightfrank.co.uk

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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