



6 Rivers Street Bath BA1 2PZ



An exquisite Grade II listed Georgian townhouse with fine open views across Catharine Place providing in excess of 3,800 sq. ft. of accommodation with garden studio and garage

| Entrance hall | Sitting room | Study | Kitchen/breakfast room | Snug/dining room | Sun room | First floor drawing room | Withdrawing room | Master bedroom with en suite bathroom | 3 further bedrooms | Family bathroom | 3 cloakrooms | Separate garden room | 2 vaults | Garage | Walled garden |

Situation

Rivers Street is situated in the heart of Bath, close to The Royal Crescent and The Circus and within easy walking distance of the City Centre. The City of Bath is a World Heritage site with much to offer including splendid Georgian architecture, great shopping and leisure facilities together with many fine restaurants, theatre and galleries. In addition, there is a range of shops in St James's Street including a good delicatessen, newspaper shop, local pub and greengrocers. Margarets Buildings has a superb range of independent shops which includes Berdoulat an extraordinary creative enterprise run by Patrick and Neri, the highly regarded Green Bird Café and two fine art galleries. No. 6 is in an exceptional position on Rivers Street facing south across the open square gardens of Catharine Place.

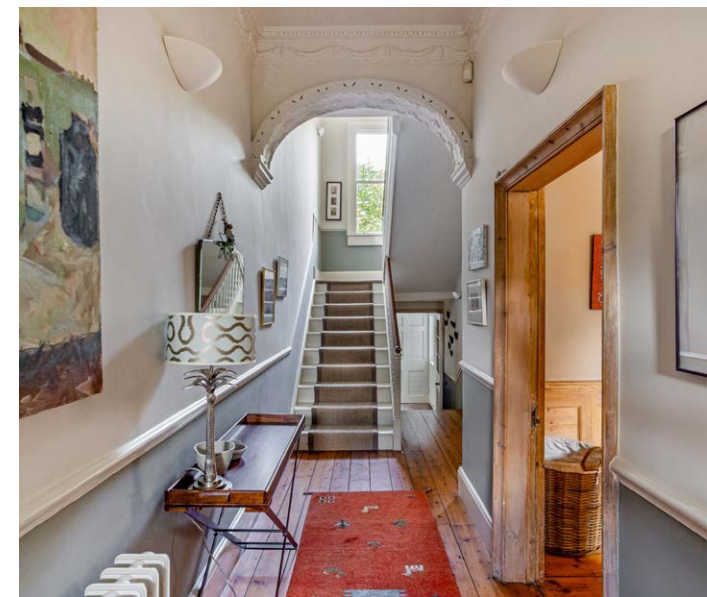
Description

No. 6 Rivers Street is a beautifully presented Georgian townhouse which is both sympathetic to the origins of the house whilst having a modern feel. As such, it provides a wonderful array of period features including working shutters, period cornicing, stripped timber floors and panelling and a range of attractive fireplaces.

Entering the house via the front door you are welcomed into a beautiful entrance hall. To the front of the house is a sitting room which has twin sash windows with working shutters, a fireplace fitted with wood burning stove and stripped wood panelling. A door leads through to an excellent study which has an original marble fireplace with recessed shelves to one side and tongue and groove panelling. A cupboard to the right of the fireplace houses the pressurised water cylinder. To the rear of the hall is a useful cloakroom and a door out to the garden.

From the hall a staircase rises to the first floor. The superb drawing room has triple sash windows with working shutters and finely restored timber floors. The views over Catharine Place are an absolute delight. The white marble fireplace houses a woodburning stove. Double doors lead to the withdrawing room, also with a fine fireplace. The staircase to the second floor is lovely and light due to a large window on the half landing to the second floor, where you will find a very useful cloakroom should you be entertaining in the drawing room.

The second floor comprises the master suite; the master bedroom, again with triple windows and superb views, original fireplace and three fitted cupboards. The en suite bathroom is beautifully fitted with both curved bath and glazed shower room. The flooring is Amtico limed style herringbone. Upstairs on the third floor there are three further bedrooms and a family bathroom.





From the main entrance hall, steps internally take you down to the garden level. Here you will find a stunning bespoke kitchen by Harvey Jones which is two shades of grey and blue. A central island with quartz worktops and a breakfast bar beautifully anchor the room. To one side an original Georgian Welsh dresser reminds one of the past history. On the right hand wall is a fantastic larder cupboard with stylish timber drawers and a timber lining. To the left of this is a housing for an American style fridge. Appliances include a gas and electric range cooker and Fisher and Payall double drawer dishwasher. A door to the front of the house leads to two very useful vaults, one being accessed from the house and the other from the front courtyard which you gain access to from the back door. The main vault provides a useful utility area with plumbing for a washing machine and a large water softening unit.

A door to the rear of the kitchen leads to a cosy snug, ideal for a spot of TV but also can be used for dining. This has a period stone fire surround. Beyond is a wonderful glazed sun room with access out to the garden. The rear hallway leads to a further cloakroom and an area for coats and boots. Under the stairs there are some very useful bespoke pull-out drawers, and a further understairs cupboard.

Outside

The rear garden is paved with attractive limestone and at the end is a fantastic garden room which creates an extra space to entertain and has a small kitchenette with a run of units.

A door at the rear of the garden leads to a large single garage suitable for a good-sized vehicle and accessed via Julian Road.

General Information

Bath & North East Somerset Council – Tax Band G.

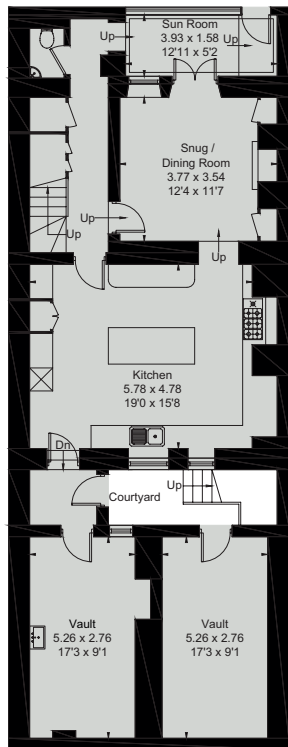
Freehold tenure.

Mains services connected.

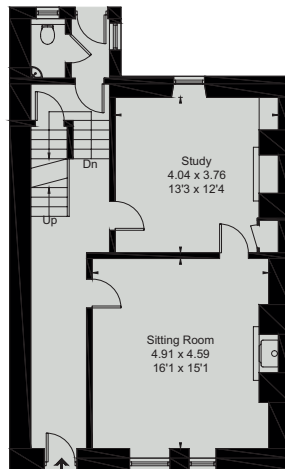




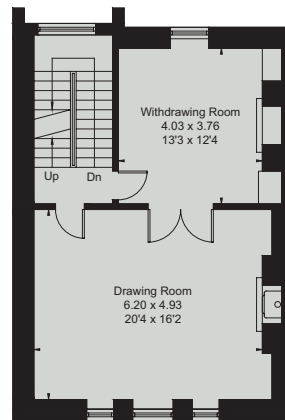
Approximate Floor Area = 355.5 sq m / 3826 sq ft
 Outbuildings = 44.1 sq m / 475 sq ft (Including Garage)
 Total = 399.6 sq m / 4301 sq ft



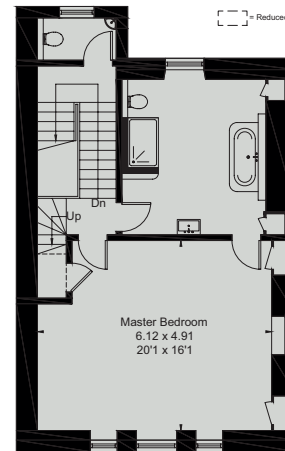
Lower Ground Floor



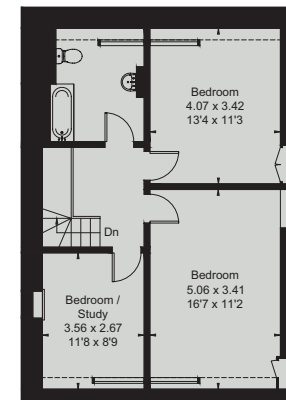
Upper Ground Floor



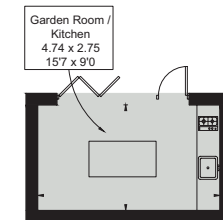
First Floor



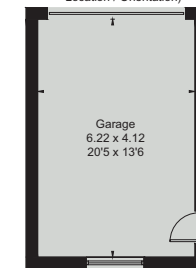
Second Floor



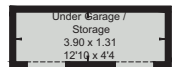
Third Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

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