



WentWorth
Estate Agents



The Old Rectory, 15 Charlotte Street., Bath., BA1 2ND

- Enchanting Grade II Listed property, set over four floors
- Handsome double fronted terraced home, full of character and charm
- Four comfortable and spacious bedrooms
- Four reception rooms including drawing room and garden room
- Two bathrooms, two cloakrooms
- Upper and lower courtyards
- Located in the heart of Bath, close to Queen Square
- Offered for sale with No Onward Chain

Offers in excess of £850,000

Location

This charming family home sits in a superb position in the very heart of Bath, just off Queen Square. The buildings along Charlotte Street are a mix of classic Georgian and later Victorian styles, with The Old Rectory located adjacent to the spectacular former Percy Chapel, which we believe it once served, and opposite the former Moravian Chapel and the old Bath Savings Bank. The architectural significance and historical context of Charlotte Street make it a notable part of Bath's heritage. The historic city centre, with its array of popular restaurants, high street and independent shops and cafes, historic pubs, choice of cinemas, the renowned Theatre Royal and other cultural and leisure amenities is just a few minutes walk away. You're just a short stroll from Royal Victoria Park, the Botanical Gardens and the lawns of The Royal Crescent, making this the perfect location for family life. The Rec, home of Bath Rugby, and the Thermae Bath Spa are both a 10 minute walk away. Bath is well-served by a choice of excellent state and independent schools all within easy reach, and The Old Rectory is ideal for commuting, being a 15 minute walk to Bath Spa Station with its regular direct train links to London Paddington (80 minutes) Bristol Temple Meads (10 minutes); the M4 motorway is a 15 minute drive.

Internal Description

Entering the property, you are greeted with a welcoming hallway featuring a turning staircase providing access to both the lower and upper levels. To the right is an elegant drawing room which enjoys a warm and inviting ambience, further enhanced by the parquet flooring, which flows seamlessly throughout the ground floor rooms. The drawing room is further complemented by the ornate fireplace, adding character and grandeur to the room. Inset shelving and cupboards on either side of the fireplace make a perfect display for books and ornaments, and a generous bay window overlooks Charlotte Street and the former chapel opposite. Off the drawing room is a charming anteroom, which could be used as a study, craft room or bar area. To the left of the hallway is a second reception room, currently set up as a home office. Take the steps down to the wonderfully light and airy garden room, open the bi-fold doors and step out into the south facing upper courtyard, a relaxing space to enjoy all fresco entertaining. The lower ground floor houses the impressive eat-in kitchen. Fitted with sleek and stylish cabinetry, complemented by the marble worktops and parquet flooring, this is an ideal space to spend family time or to host friends. The kitchen incorporates a most useful utility room and to the rear is a door leading out to the lower courtyard, with an attractive spiral staircase linking the lower and upper courtyards. A wonderful surprise awaits beyond the lower ground floor hallway, with two vaulted areas, one of which has been cleverly incorporated into the lower ground floor. This is currently utilised as a music studio, but could equally be used as a wine cellar, playroom, gym or small home cinema. To the first floor, you will find a spacious and bright master bedroom with plenty of closet space by way of built-in wardrobes, a generous single bedroom and a most stylish bathroom, along with a separate cloakroom. The second floor comprises two further double bedrooms, both with built-in wardrobes, and serviced by a well-appointed bathroom. The second floor landing also offers access to plenty of eaves storage.

External Description

This handsome, double fronted property is constructed in Bath stone, and framed by classic piers and railings making for an impressive entrance to the front door. To the rear there are two courtyard areas which are interlinked by a wrought iron spiral staircase from the upper to lower areas, ideal for enjoying all fresco entertaining.

Additional Information

Tenure - Freehold

Listed Status - Grade II

Council Tax Band - F

EPC - D

NB: This information has been provided to us by the seller. We would always still advise you to do your own due diligence.

Agents Note

Important Notice

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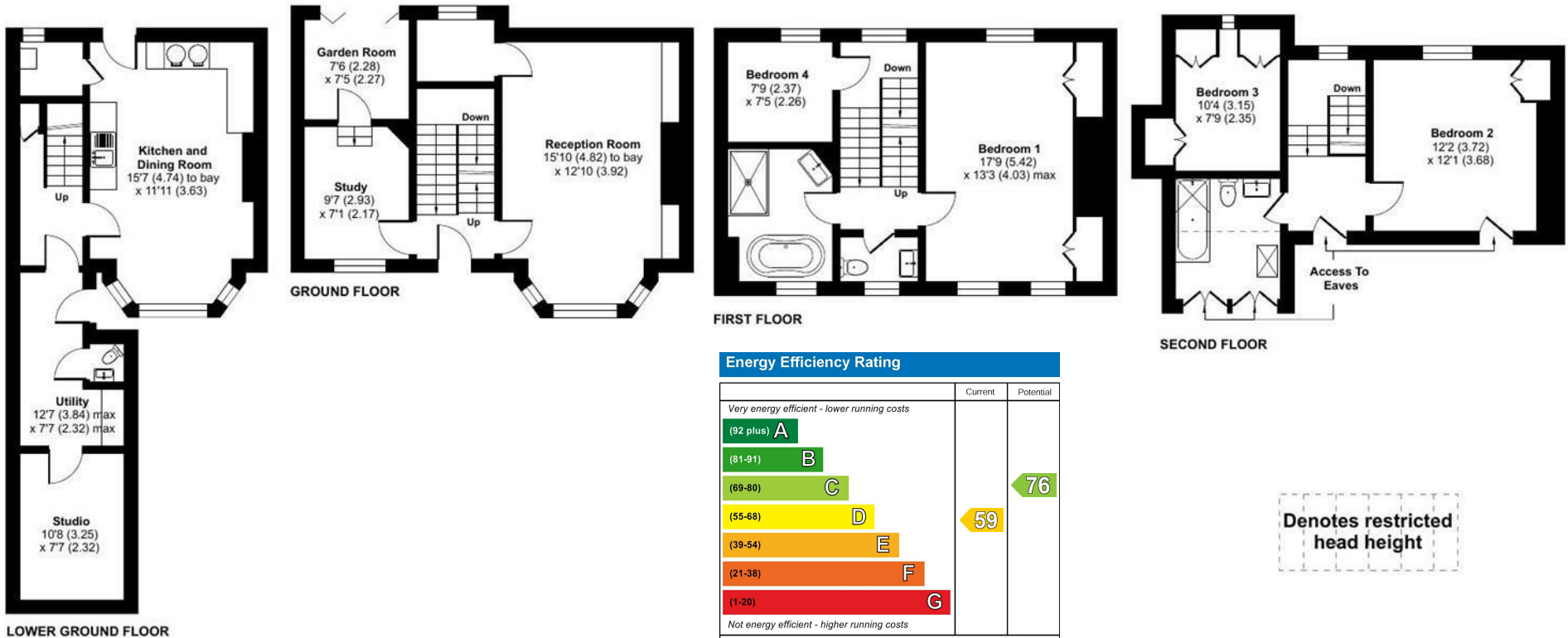
Charlotte Street, Bath, BA1

Approximate Area = 1773 sq ft / 164.7 sq m

Limited Use Area(s) = 38 sq ft / 3.5 sq m

Total = 1811 sq ft / 168.2 sq m

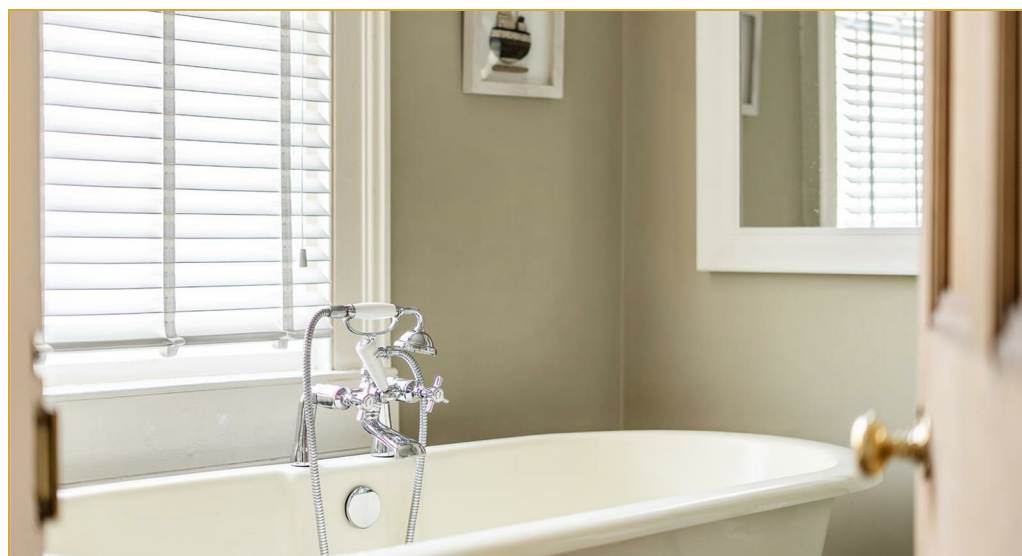
For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

Denotes restricted head height





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Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Wentworth Estate Agents in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Wentworth Estate Agents nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). **2. Photos etc:** The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. **3.Regulations etc:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

