



9 Park Street, Bath, BA1 2TB



## 9 Park Street, Bath, BA1 2TB

**A beautifully presented Grade II listed end terrace townhouse with fine views to the west and the benefit of a garage and off street parking.**

Entrance hall | Dining room | Kitchen/breakfast room | Drawing room | Withdrawing room | Study/family room | Gym | Wet room | Cloakroom | Laundry room | Master bedroom with adjoining bathroom | 4 further bedrooms | Family bathroom | 2 Store rooms | External vault/courtyard | Landscaped West facing garden | Garage | Parking |

### Situation

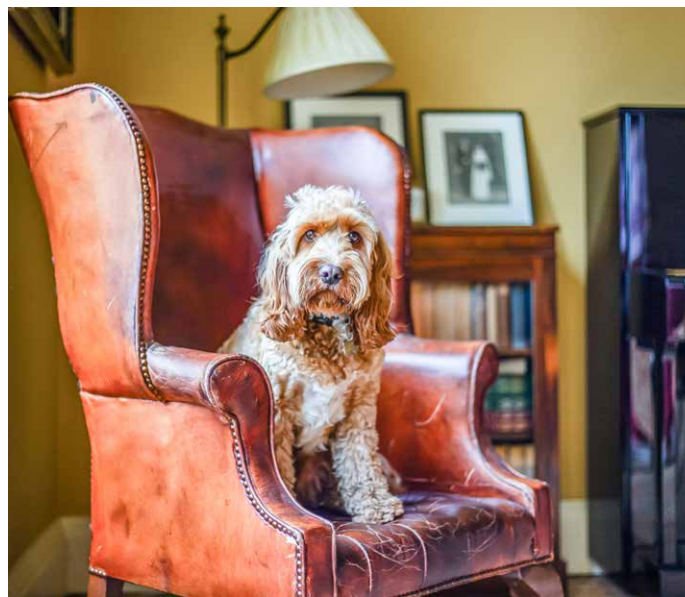
Park Street and St James's Square are within the City Conservation Area. 9 Park Street is located on the lower northern slopes of the City.

9 Park Street overlooks the Royal Victoria Park and the Approach Golf Course. The Georgian City of Bath is a World Heritage Site offering splendid architecture and fine views in all directions. The City Centre is within easy walking distance and offers an excellent range of amenities including good restaurants, cafés, shopping, Theatre Royal, art galleries and sporting facilities. In addition there is a good range of shops in St James's Parade including a well used Delicatessen, a newspaper shop, a local pub and the wonderful Cavendish Cooks! The Marlborough Tavern also is close at hand, which services excellent food.

### Description

No 9 was the subject of a complete refurbishment back in 2013, when it was sympathetically restored to a very high standard. The house was completely re wired and re plumbed and all the sash windows were also refurbished. The house has a fine level of period features which include many original working shutters, period cornicing and fireplaces and fine stripped pitch pine flooring.

Entering the house via the front door you are greeted by an entrance hall. To the left, the first room is an elegant dining room which has an attractive fireplace and fitted cupboards either side. There is an unusual and rather lovely sliding vertical shutter that is encased in the sash window. To the rear of the house is a wonderful kitchen with views over the park and approach golf course. The hand built kitchen is attractive with a grey green paint finish with beautiful granite work tops. A good sized island houses a sink and dishwasher and appliances include a range cooker within a fine ashlar stone surround, an American fridge and integrated dishwasher. The flooring throughout the ground floor is stripped pine giving a warm and homely feel. The triple sash windows have charming balconettes ideal for small planters.











Upstairs from the kitchen, on the half landing, is a useful cloakroom. In the hall by the first floor drawing room is the original butlers serving table. The drawing room and withdrawing room are of particular note, the views again are very special over the park and there are two fine fireplaces, one of which has a Georgian marble surround. Up from here on the half landing is a useful laundry room, or store cupboard. On the second floor landing there is a good sized linen cupboard and a door leads through to a beautiful master bedroom with its own bathroom. The bathroom has excellent and unusual sliding shutters for privacy which are this time of the horizontal variety. The bathroom has a charming feel with cast iron roll top bath, an attractive shower enclosure with marble tiling and a pretty fireplace with cupboards either side. On the top floor of the house are three bedrooms, two of which are very good size doubles and one a smaller double. A family bathroom with travertine tiled walls and flooring completes the family accommodation.

From the front door, steps internally take you down to the garden level. Here are two excellent rooms. To the front of the house is an attractive bedroom and to the rear there is a family room, or this would make a great work room, or study. It has a wood burning stove set in a beautiful ashlar surround which would originally have housed the range cooker for the house. A secret door which is a bookshelf leads through to a good size store room which could be excellent for storing wine. Off the hallway is a vault which has been tanked and provides a very useful utility room and storage area. This leads through to a further vault which has been designed as a complete wet room. A door in the lobby leads out to an external vault ideal for storage of bins.

From the lower hall is a door that leads down to a sub-basement room (with small window) which provides a gym. Again, this area has been completely tanked and the floor is tiled in travertine.

### Externally

From the lower level hallway, a door leads out to a very pleasantly designed garden which is west facing. Attractive beds are flanked with box hedging and there is a lovely central magnolia tree creating a focal point. A wisteria climbs along the side wall and there are fine standard roses completing the picture. A gate at the end of the garden leads out to an area where you can park a car in front of your own single garage. To the side of this space, there is room for parking for another small car.

### General Information

Bath & North East Somerset Council. Council Tax Band F.

Mains services connected.

The tenure is Freehold.



Approximate Area = 309.0 sq m / 3326 sq ft  
 Basement = 18.4 sq m / 198 sq ft  
 Garage = 12.7 sq m / 137 sq ft  
 Total = 340.1 sq m / 3661 sq ft  
 (Excluding Courtyard / Open Store)  
 Including Limited Use Area (2.6 sq m / 28 sq ft)

