



10A GREAT PULTENEY STREET

Winkworth



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BATH, BA2

A Magnificent 5 bedroom Grade I Listed Georgian Townhouse in central Bath.

Entrance Hall | Sitting room | Utility room | Cloakroom | Drawing room
Study/Bedroom 4 | Kitchen/dining room | Garden room | Library/family room

Master Bedroom | Master bathroom | Two further bedrooms on third floor | Family bathroom | Bedroom 5
Sauna | Shower room | Exercise room

Rear Landscaped Garden | Two Parking spaces in large shared garage
No onward chain.

Bath Spa Station 0.7 miles (Bristol 15 mins)(London Paddington 75-90 mins)
Bath Abbey/City Centre 0.6 miles

Bath office

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London office

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See things differently.

LOCATION

Occupying a magnificent position within one of the most historic and architecturally renowned Georgian streets in Bath. This is a rare opportunity to join such illustrious names as William Wilberforce, Napoleon III and Admiral Earl Howe in owning property in Great Pulteney Street. The city centre is within approximately 0.2 miles past the fountain at Laura Place and across the famous Pulteney Bridge. The Recreation Ground – the home ground of Bath Rugby Club - is located at the end of William Street opposite. To the rear of the property the carefully manicured gardens of Henrietta Park can be enjoyed, as can the larger and more formal Sydney Gardens at the end of Great Pulteney Street. From Sydney Gardens, attractive walks and cycle rides may be enjoyed along the Kennet and Avon Canal giving access to beautiful open countryside. The wide range of amenities including extensive shopping, museum theatre and art galleries are available in the city centre, whilst Waitrose is within approx. 0.2 miles on foot. Several well-regarded schools, both private and state are available within the area.

DESCRIPTION

Number 10a is a beautifully restored Grade I listed Georgian townhouse. The property retains many of its original features and following a complete refurbishment in 2002 by Nash Partnership and Emery's, its accommodation is versatile and is laid out over six floors.

On entering Number 10a, one is greeted by a large, elegant entrance hall with stone flooring, a fireplace and impressive cornices and friezes. The size and styling of this hallway is believed to be unique in Great Pulteney Street. To the rear of the ground floor is a spacious dual aspect sitting room with lovely views across the gardens. A practical utility room and cloakroom completes the accommodation on this level.





Overlooking Great Pulteney Street on the first floor is the drawing room, with its beautifully detailed cornicing and a cast iron fire with original Robert Adam surround. The proportions of this commanding room are of a domestic scale and make it ideal for entertaining and relaxing. Also situated on this floor is the spacious study which could alternatively be used as a fifth bedroom.

A further flight of stairs advances to the master suite floor. There are two sash windows which allow light to flood into the elegant master bedroom while the stone fireplace and cornice add interest. From this room there are delightful views to be enjoyed down William Street, across the recreation ground to the hills beyond. The master bathroom is of particular note and comprises an elegant suite including walk-in shower, bath, WC and basin. A sweeping staircase rises to the top floor where two more bedrooms and a family bathroom can be found.

The lower ground and garden floors of the property have also been restored to a high standard. The spacious kitchen-come-dining room with its granite surfaces offers many modern appliances, including freestanding cooker and fridge/freezer. The rest of the accommodation at this level comprises a garden room with a period fireplace and French doors leading to the garden, while at the front of the property there is a library/family room with extensive library shelving and storage. There is access to the front courtyard and two vaults beyond.

The garden floor provides a further bedroom with built-in cupboards and French doors into the garden. To the front of the property there is an exercise room, sauna and a shower room.



OUTSIDE

The garden has been landscaped in a Georgian style to complement the house, featuring a low maintenance garden with a variety of shrubs, plants and trees. At the end of the garden, steps lead to the secure garage with electric door (shared with number 11 Great Pulteney Street) where two cars can be parked in tandem, with access into Henrietta Mews and Henrietta Park beyond.



DIRECTIONS

From Milsom Street, continue on into New Bond Street and turn right on to Northgate Street. Turn slightly left to stay on Northgate Street, turn left on to Bridge Street and continue on to Pulteney Bridge and then Argyle Street. At the roundabout take the second exit on to Great Pulteney Street and 10a is a short way along on the left hand side.

LOCAL AUTHORITY

Bath & North East Somerset Council:
Tel: 01225 477000 or www.bathnes.gov.uk

TENURE

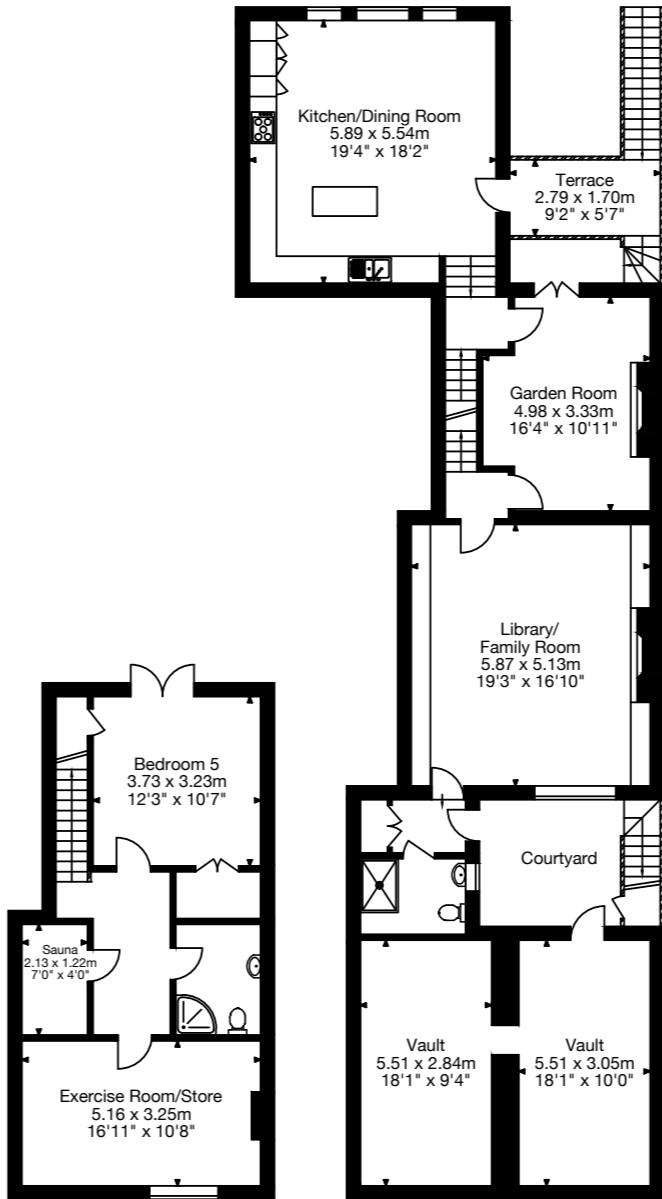
Freehold

SERVICES

All mains services are connected.

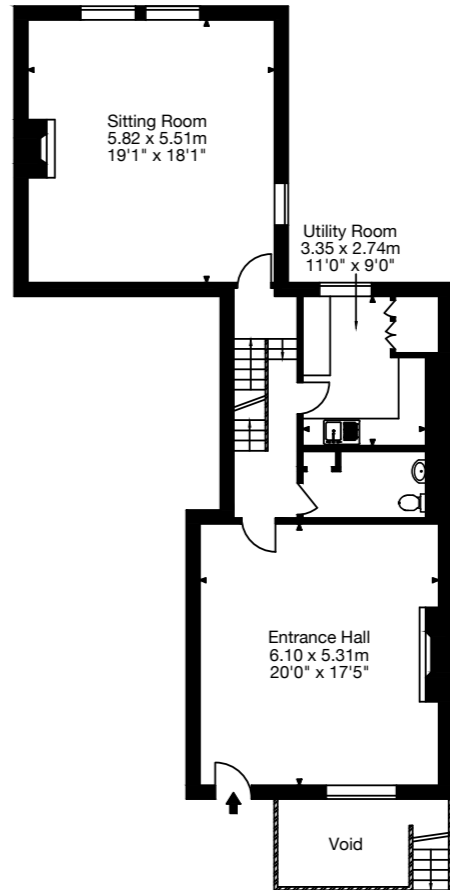
VIEWING

Strictly by appointment with Winkworth

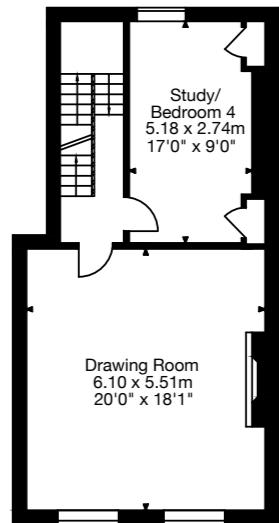


Garden Level

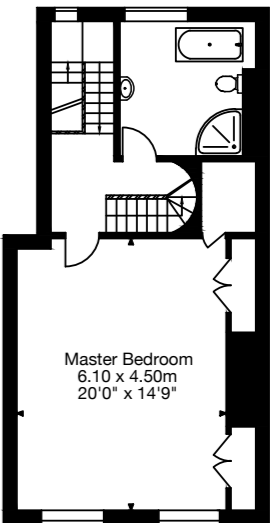
Lower Ground Floor



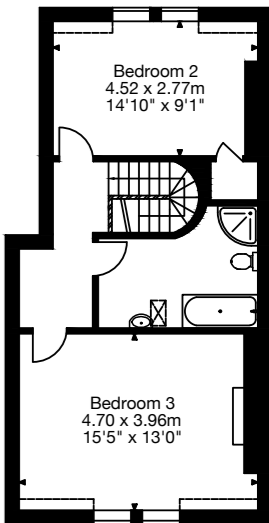
Ground Floor



First Floor



Second Floor



Third Floor

10a Great Pulteney Street,
Bath BA2 4BR

Approx. Gross Internal Area

4341 Sq Ft - 403 Sq M

Vaults

385 Sq Ft - 35 Sq M





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