



5 Northampton Street
Bath
BA1 2SN

A handsome 4 bedroom Grade II listed Georgian townhouse of fine proportions, with beautifully appointed accommodation, located in a sought after residential area, to the rear of the Royal Crescent.

Tenure: Freehold

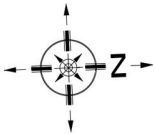
£1,700,000

Property Features

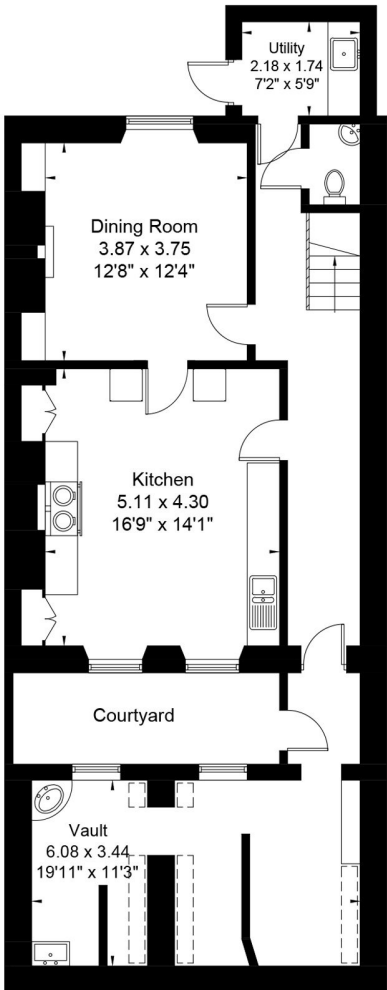
- 4 large double bedrooms
- 2 spacious bathrooms
- Drawing room
- 2 further reception rooms
- Kitchen connecting to dining room
- Utility room and guest WC
- Lovely west facing garden and sun terrace
- First class residential location
- Close to excellent local amenities

5 Northampton Street, Bath BA1 2SN

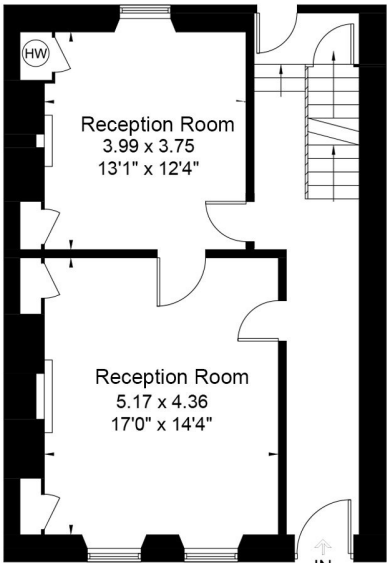
Approximate Gross Internal Area (inc. Vaults) = 331.1 sq m / 3564 sq ft



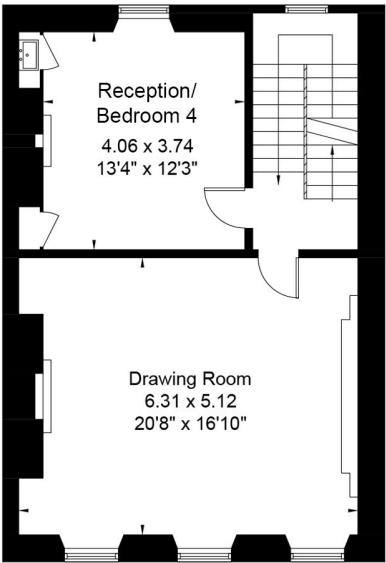
= Reduced headroom below 1.5m / 5'0"



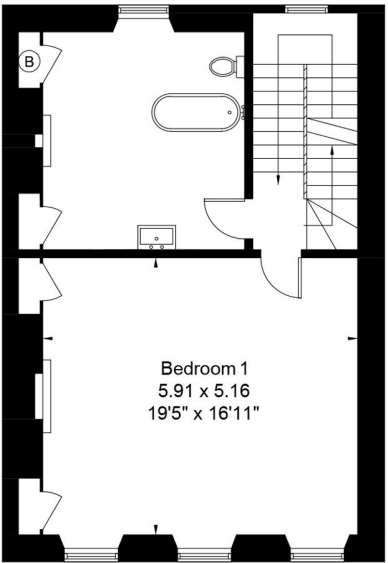
Lower Ground Floor



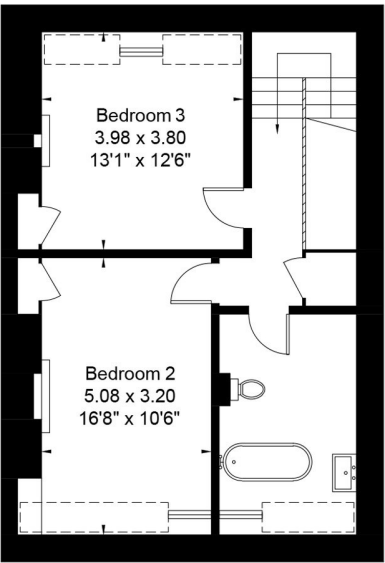
Ground Floor



First Floor



Second Floor



Third Floor

Accommodation

Ground Floor

Arched entrance with solid wooden door leading through to the hallway.

Hallway

With limestone flag flooring, two single panelled radiators, alarm panel, open stone stairs leading to the upper floors, stairs descending to the lower ground floor and partially glazed rear door leads out to the private west facing courtyard garden.

Reception Room

With 2 front aspect Georgian sash windows with working shutters, feature marble fireplace with cast iron inset slate hearth and wooden surround flanked by storage cupboards, decorative cornicing, two radiators and door through to the second reception room.

Reception Room

With rear aspect Georgian sash window, working shutters, double panelled radiator, feature fireplace, dado rail, cornicing, cupboards one of which houses the hot water cylinder.

Stone stairs rise to half landing with Georgian rear aspect sash window.

First Floor

Landing

With stairs rising to the second floor and doors through to 2 further reception rooms.

Drawing Room

With 3 front aspect sash windows, working shutters, 2 double panelled radiators, decorative cornicing, full range of bookshelves, feature cast iron fireplace with inset marble surround, slate hearth and wooden mantle.

Reception/Bedroom 4

With rear aspect Georgian sash window, working shutters, double panelled radiator, feature fireplace with slate hearth, mantle and cupboards either side one of which contains a washbasin.

Half Landing

With Georgian sash window.

Second Floor

Bedroom 1

With 3 front aspect Georgian sash windows, recessed cupboards, 2 double panelled radiators, cast iron fireplace, stone surround, mantle and hearth.

Bathroom

With exposed wooden flooring, low flush WC, wash hand basin, free standing roll top bath with mixer tap, rear aspect Georgian sash window, recessed cupboards one of which houses the gas boiler, wall lights, cast iron fireplace with stone surround, hearth and wooden mantle.

Stairs rise to the third floor with storage area on the half landing.

Third Floor

Landing

With roof window, loft access, linen cupboard and access to bedrooms 2, 3 and bathroom.

Bedroom 2

With rear aspect sash window, radiator and fireplace with stone surround and wooden mantle.

Bedroom 3

With front aspect Georgian sash window, cast iron fireplace, stone surround and mantle, double panelled radiator.

Bathroom

With exposed wooden flooring, low flush WC, wall mounted wash hand basin, roll top free-standing bath with mixer tap and telephone shower attachment, front aspect Georgian sash window, double panelled radiator and loft access.

Lower Ground Floor

Hallway

With flagstone flooring, single panelled radiator and door through to vaults, rear door which leads out to the utility area, high level consumer unit, electric metres and understairs cloakroom.

Cloakroom

Comprises low flush WC, corner mounted wash hand basin with hot and cold taps, electric towel rail and extractor fan.

Utility Room

With space and plumbing for washing machine, worksurface area, supported Belfast sink with mixer tap, flagstone flooring and glazed door out to the rear courtyard.

Kitchen

Light and spacious with 2 front aspect Georgian sash windows, working shutters, low level units with slate worksurface, twin ceramic sink with mixer tap, space and plumbing for dishwasher, space for low level fridge/freezer, separate run of cupboards flanks the Aga, exposed wooden floorboards, downlighting and glazed door leading through to the dining room.

Dining Room

With exposed wooden flooring, generous sideboard cupboard, fireplace with cast iron grate, stone hearth, wooden surround and mantle, recessed shelving and wine rack, rear aspect Georgian sash window with working shutters overlooking the rear area towards the courtyard garden.

Vaults

To the front have general storage, gas meter and some original Georgian fittings.

Externally

Rear Courtyard

Enclosed all sides with original blue pennant slabs, mature planting, a lovely wisteria which runs at the back of the house, ample space for outdoor dining and entertaining.

Steps descend into the lower rear garden being west facing and enjoying a good degree of sunshine.



Situation

Northampton Street is positioned conveniently to the rear of the Royal Crescent, adjacent to St James Square and within striking distance of Royal Victoria Park, The Approach Golf Course and The Botanical Gardens. Nearby on Julian Road and St James Square there are several excellent local amenities which include a national chain supermarket, a doctors and dental practice, a chemist, an organic greengrocer, a convenience store, hairdressers and public house. In addition, there are wonderful 5* spa and gym facilities at The Royal Crescent and The Priory hotels.

The UNESCO World Heritage City of Bath is within easy walking distance and offers a wonderful array of chain and independent retail outlets, many fine restaurants, cafes and wine bars along with a number of well-respected cultural activities which include the attractions at The Roman Baths and Pump Rooms, a world-famous international music and literary festival and many pre-London shows at The Theatre Royal.

There are several good state and independent schools within easy reach which include St Andrews Primary School on Julian Road and St Stephens, Kingswood and The Royal High Schools in Lansdown.

World Class Sporting facilities are available at Bath Rugby and Cricket Clubs and at Bath University and there are excellent hotel, gym and spa facilities at the Royal Crescent and Priory Hotels.

Communications include a direct line to London Paddington, Bristol and South Wales from Bath Spa Railway Station. The M4 Motorway is 8 miles to the north and Bristol Airport is 18 miles to the west.

Description

Number 5, Northampton Street was built in the late 1790s on land that was formerly the gardens of the Honourable Charles Hamilton of Hope House, Lansdown, a relation of William Beckford. After Hamilton's death, the plot was bought by Sir William Pulteney for residential development. The large Georgian houses, on the lower part of the street, of which five survived, were built to the earliest designs of distinguished Bath architect John Pinch the Elder.

Number 5 offers elegant, historical and perfectly proportioned accommodation set to 5 storeys with fine rearward views over green space. The main entrance is on the ground floor leading to an impressive hallway showing off the original flagstones and staircase.

The rooms give a versatile layout to cater for a multitude of different living needs with a blend of either 3 bedrooms and 4 reception rooms or more bedrooms. The lower ground floor keeps with tradition and provides the kitchen and the dining room which has access to the rear garden via a few external steps. This floor also has access to the front vaults, utility room and cloakroom.

The rear garden is an enclosed haven of mature planting and ample space for table and chairs.

General Information

Services: All mains services connected
Heating: Gas central heating
Tenure: Freehold

Council Tax Band: G

Important Notice: Cobb Farr, their clients and any joint agents give notice that: They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning; building regulation or other consents and Cobb Farr have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

