



47 RIVERS STREET
BATH

savills





47 RIVERS STREET

BATH, BA1 2QA

A fine Grade II listed complete Georgian townhouse with open aspect to the front and fine views across Bath to the southern slopes of Bathwick and Widcombe.

Accommodation:

Ground floor: Dining Room ♦ Study

Lower Ground Floor: Kitchen/Breakfast Room ♦ Family Room ♦ Utility ♦ Shower Room ♦ Wine Store

First Floor: Drawing Room ♦ Withdrawing Room

Second Floor: Master Bedroom with en suite Shower Room ♦ Bedroom

Third Floor: 3 further Bedrooms ♦ Family Bathroom

Outside:

Paved Walled Garden

Description

47 Rivers Street is a handsome Georgian townhouse circa 1776 and is attributed to the architect John Wood the Younger. A bold and attractive pedimented door surround and ashlar façade, has large sash windows complete with glazing bars.

The delightful interior is enhanced by the rich architectural details of chimneypieces, wide panelled doors and in particular the elaborate ceilings of the drawing room and dining room in the Adam style. The current owners have enhanced the property considerably and it now provides versatile and stylish accommodation over five floors.

The property is entered into an excellent size and welcoming hallway. The traditional arrangement of two reception rooms on both the ground and first floors remains and a French door from the dining room opens onto the garden.

There is a well-appointed kitchen/breakfast room on the lower floor with access to a rear courtyard with useful vault/wine cellar as well as access to the rear garden. To the front is an excellent size dining/sitting room currently used as a home office. There is access to the front vaults and to the street.

The second floor comprises the master bedroom with an en suite bathroom and a further spacious double bedroom.

The third floor has three bedrooms and a family bathroom.

Outside

The south facing rear garden is walled which provides privacy and is predominantly paved for easy maintenance.



Situation

47 Rivers Street is situated in the heart of Bath, close to the Royal Crescent and The Circus, with the shops, cafes and restaurants of Milsom Street nearby.

Bath is renowned for its Roman heritage and Georgian architecture. There is a variety of shops, restaurants and leisure facilities along with many excellent schools in both the state and independent sectors, as well as two universities.

Communications are good, with a mainline rail service to London Paddington (journey time from 85 minutes) and Bristol (journey time from 15 minutes) whilst Junction 18 of the M4 motorway is approx 10 miles to the north. Bristol International airport is some 20 miles to the north west.

Directions

From the city centre head north on Lansdown Road and take the third left turning into Julian Road, shortly after which take the right turning to Rivers Street. The property is on the left hand side.

General Remarks and Stipulations**Tenure**

Freehold

Services

All mains services are connected.

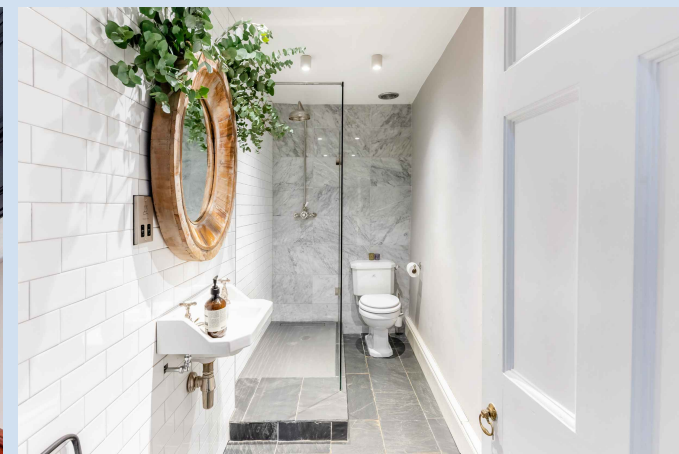
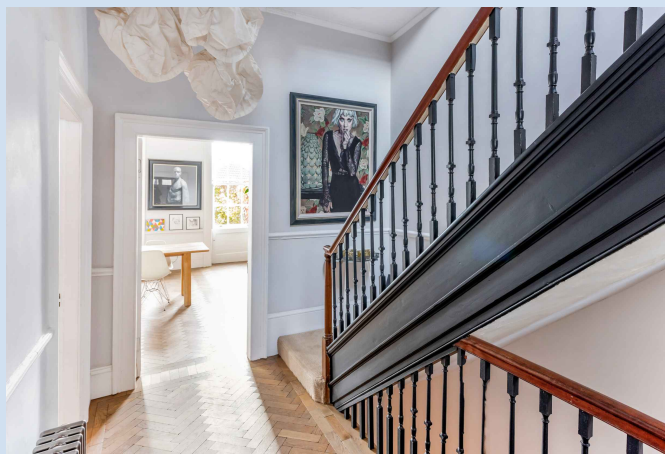
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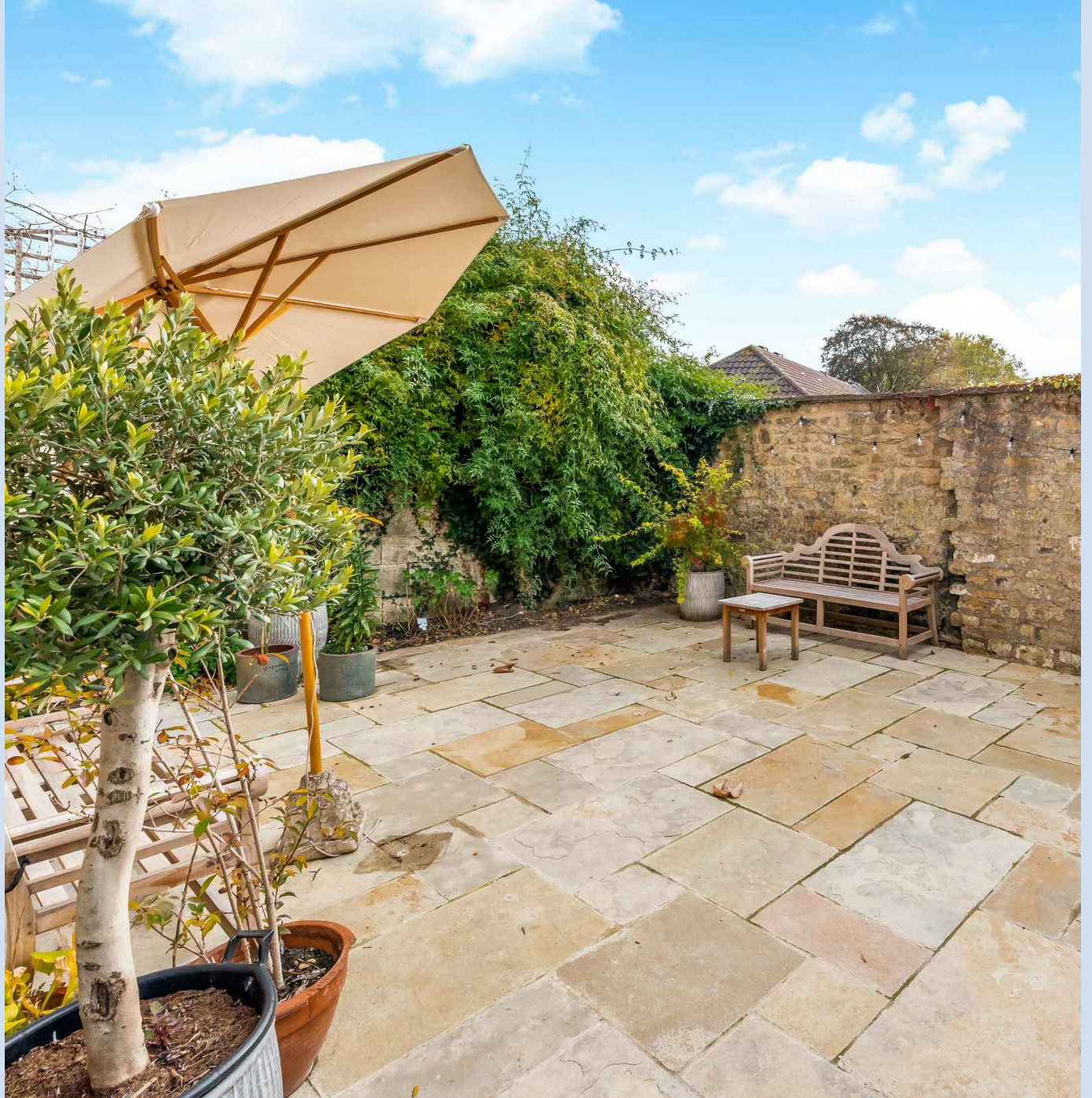
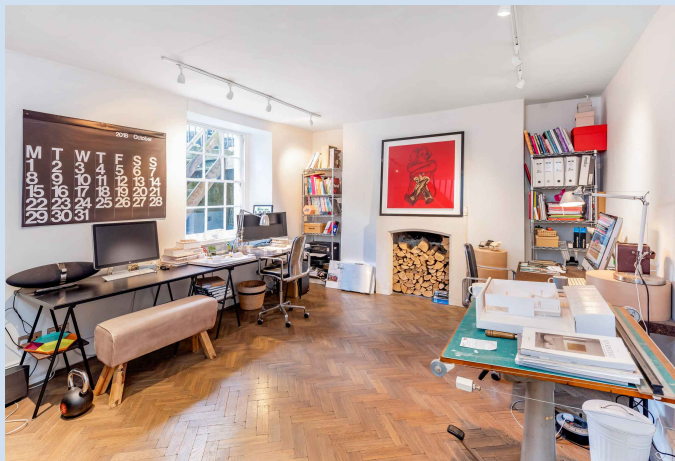
Local Authority

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

Viewings

Strictly by appointment with Savills.





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Gross Internal Area (approx) = 351.8 sq m / 3787 sq ft

Wine Store = 17.0 sq m / 183 sq ft

Store = 2.3 sq m / 25 sq ft

Total = 371.1 sq m / 3995 sq ft

For identification only. Not to scale.

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