18 GAY STREET
BATH, BA1 2PD
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An exquisite and elegant double fronted Grade I listed townhouse in a desirable central location.

**Lower ground floors**
Kitchen/breakfast room, Formal dining room, Utility room, Casual dining room, Cinema room, Cellar

**Ground floor**
Sitting room, Study, Cloakroom

**First floor**
Drawing room, Family bath/shower room

**Second floor**
Master bedroom, Bedroom with walk-in shower

**Third floor**
Three bedrooms, Bathroom

**Outside**
Rear courtyard garden, Two front courtyards
**DESCRIPTION**

18 Gay Street is an elegant and beautifully appointed Grade I listed town house, with a wide façade of four windows, built in 1759 by John Wood the Elder. Set at the top of Gay Street, adjacent to The Circus, number 18 forms an important part of Wood’s thoroughfare between Queen’s Square and King’s Circus, with wonderful views to the rear, toward Bath Golf Club.

The many original architectural details are important features of the house; most notable, is the superb grand staircase with its beautiful wide mahogany handrail on turned spindles. The elaborate ceiling cornices on both the ground and first floor have been meticulously restored and the combination of fine architecture and conscientious renovation is enhanced by the outstanding interior design which flows through the house.

The accommodation is presented in immaculate order and is arranged over five floors. The sitting room is on the ground floor, enjoying a dual aspect with large sash windows, a fine marble fireplace, arched alcoves and intricate cornices. Also at this level is a study that overlooks the courtyard garden, and a cloakroom.

To the first floor is a drawing room, that could also be used as a bedroom, along with a family bath/shower room. The second floor comprises the master bedroom and a guest bedroom with a WC and walk-in shower and the third floor has three further bedrooms and a family bathroom.

The kitchen/breakfast room with its hand built units, limestone work surface and four oven Aga is located on the lower ground floor, along with the formal dining room and access to the small front courtyard and the rear Italianate courtyard garden. There are also extensive vaults which are currently used as a television room, casual dining room and utility room. There is a separate cellar with original wine storage bins – this cellar also houses the boiler and central heating system.

**SITUATION**

Gay Street is situated in the heart of Bath, with The Circus, Brock Street and The Royal Crescent to the north and the city centre city to the south. There are local amenities on Brock Street as well as the picturesque shopping promenade of Margaret’s Buildings. There is a range of schools in both the public and state sector with Kingswood, The Royal High School and King Edwards all close by. Bath is a World Heritage Site famed for its Georgian architecture and Roman heritage and provides an extensive range of business, entertainment and cultural facilities along with two universities. There is a mainline rail link to London Paddington (journey time from 75 mins) and Bristol Temple Meads (journey time from 15 mins). Junction 18 of the M4 motorway is about 9 miles to the north and Bristol International airport is some 20 miles to the north west.
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18 GAY STREET
Approximate Gross Internal Area:
357 sq.m / 3,846 sq.ft.
(Including Cellar)

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GENERAL REMARKS AND STIPULATIONS
Tenure
Freehold

Services
All mains services are connected.

In accordance with Consumer Protection from Unfair Trading Regulations (CPRs) and the Business Protection from Misleading Marketing Regulations (BPRs), please note that the working condition of any of the services or kitchen appliances have not been checked by the agents but at the time of taking particulars we were informed they were all in working order.

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

Viewings
Strictly by appointment with Savills.