

St. James's Square

Bath, BA1





27 St. James's Square

Bath, BA1 2TT

27 St James's Square is a magnificent Grade I listed Georgian townhouse, situated on Bath's only complete garden square.

Lower Ground Floor

Kitchen | Bedroom 2 | Bathroom | Vaults | Courtyard

Ground Floor

Dining Room/Reception Room | Morning/Sitting Room

First Floor

2 Further Reception Rooms

Second Floor

Principal Bedroom | En Suite Bathroom

Third Floor

3 Further Bedrooms | Shower Room

Outside

Lower Ground Floor Courtyard to Front with Separate Entrance
Private Walled Garden to Rear | Private Two Car Garage

Bath Spa Railway Station 1 mile, M4 Junction 18 10 miles
Bristol International Airport 20 miles
(All distances are approximate)

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The House

This most elegant of townhouses benefits from a west facing façade with fine Ashlar elevations, large windows with glazing bars, all enhanced with deep cornices and plain parapets. The property has been comprehensively renovated in keeping with the original architecture of the house and is beautifully presented. Many of the original features remain and have been restored, including fine marble fireplaces, detailed cornicing and delicate ceiling mouldings, together with working shutters. All of this is complemented by a modern day kitchen, bathrooms and furnishings. The accommodation is very well proportioned, is arranged over five floors and the east/west orientation provides wonderful light through the house from the large sash windows in both front and rear.

The property is approached on the ground floor via a separate entrance hall, with a doorway into a reception hall and an elegant staircase with mahogany handrail leading to the first floor. A cloakroom is located to the rear off a separate lobby. Also on the ground floor is a beautiful formal dining room with hand-painted chinoiserie walls, a central fireplace and double doors opening into the sitting/morning room that overlooks the rear garden.

Leading up to the first floor, a wonderful feature is the large half landing with an attractive window that overlooks the garden to the rear. This leads to the drawing room and the withdrawing room which are of particular note. Both have natural wood floors and are linked by tall wedding doors, again with the east/west aspect providing a wealth of light. Both rooms have matching marble fireplaces and the withdrawing room has a beautiful period grate, flanked on either side by bookcases.

Leading up to the second floor, off the half landing is a small library. The principal bedroom suite occupies the entire second floor, overlooking St James's Square from the front elevation. There is a feature fireplace and working shutters. There is a well-appointed bathroom to the rear. On the third floor are three further bedrooms and a separate shower room.

On the lower ground floor is a superb and beautifully fitted kitchen/breakfast room where hand built units are complimented by original features. In addition, there is a guest bedroom suite on this level and access to vaults and courtyards to the front and rear.





Situation

St James's Square is one of the finest and most complete Georgian squares outside of London, with all the houses having a wonderful aspect facing the communal garden, providing a charm all of its own. Located close to the iconic Royal Crescent and designed by John Palmer circa 1790, it was completed by 1794.

It is a delightful backwater within this beautiful Georgian city and benefits from easy access to the city centre. Nearby St James's Street provides a delicatessen, newsagent, chemist, hairdresser, greengrocers and florist, with the open spaces of Royal Victoria Park and The High Common immediately adjacent. The large formal garden within the centre of the square contains some remarkable specimen trees and number 27 is located towards the middle of the eastern side of the square.

The property is under a mile from the commercial heart of this thriving, vibrant and cosmopolitan city with its extensive chain and independent stores, together with cultural attractions, including Bath Abbey, Bath Thermae Spa, Theatre Royal and Bath Rugby.

There is an excellent range of private and state schools in the city, catering for all age groups, together with the University of Bath and Bath Spa University for higher education.





Gardens and Grounds

Externally, the charming east facing private garden is walled on all sides and has been planted to provide colour throughout the year. With terraces on four levels, the garden includes a formal parterre as well as terraced seating areas to the rear boundary that make the most of the afternoon sun. In addition, there is a nearby double garage, currently configured as a gym, and residents parking is available within St James's Square.

Services

Electricity, water and drainage are connected. Mains gas is available.

Tenure

Freehold.

Local Authority

Local Authority: Bath and North East Council 01225 477000

Council Tax

Band G.





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