



8 BLADUD BUILDINGS
Bath

Carter Jonas

8 BLADUD BUILDINGS, BATH, SOMERSET, BA1 5LS

Entrance hall • Reception • Seven en suite rooms • Lateral stair • Dining room • Boiler room • Lower ground floor shower room • Walled rear garden

DESCRIPTION

A fine and prominent five-storey central Georgian townhouse. No.8 features dressed Bath stone elevations to both the front and rear façades. The property is currently arranged as a boutique homestay, offering seven individual ensuite rooms, all requiring further installation and renovation. There is potential to create an eighth bedroom by converting the ground floor reception area—formerly a jeweller's shop—into an additional ensuite room.

The building is in a semi-restored condition but has already undergone extensive infrastructure upgrades. These include a completely new twin-boiler pressured heating system with a "scuba" tank and holding tank, designed to support simultaneous use of all bathrooms. New electrics and lighting have been installed throughout, alongside a comprehensive fire safety system. All sash windows have been refurbished and repaired, while door frames and door stops have been either repaired or replaced. Walls and ceilings have been newly plastered.

Period features have been thoughtfully retained, including open cast-iron fireplaces, detailed cornicing, and original Bath stone oven surrounds on the lower ground floor. Two balconettes adorn the first and second floors, adding to the property's character.

While the structural and mechanical elements are largely complete, finishing works remain for the buyer to tailor to their own style and taste. These include tiling, showers, baths, light fittings, flooring or carpeting, and interior design and furnishing.

A UNIQUE OPPORTUNITY TO ACQUIRE A KEYSTONE PEDIMENTED GRADE II LISTED TERRACE GEORGIAN TOWNHOUSE WITH NEARLY 4,000 SQ FT OF ACCOMMODATION SET OVER FIVE FLOORS. TO BE SOLD IN THE "MODERN AUCTION" FORMAT, WITH NOTES OF INTEREST ENCOURAGED AND A FORTHCOMING DEADLINE FOR BEST AND FINAL OFFERS TO BE ANNOUNCED IN DUE COURSE.







No.8 is stepped slightly forward and pedimented, with painted splayed reveals and six-over-six pane sash windows. Balconettes adorn the upper floors. The ground floor features a painted, slightly projecting doorcase to the left with stepped Tuscan pilasters and entablature, a late 19th-century four-panel door, and a plain overlight. The shopfront to the right includes a plate glass window with moulded sill and overlight, and a set-back door with overlight.

SITUATION

The property is in an excellent central Bath position, on The Paragon, within one of the most historic and architecturally renowned Georgian areas in Bath just around the corner from The Assembly Rooms, The Circus and Royal Crescent.

The city centre is directly on your doorstep with an amazing array of shopping, restaurants, bars, cafes, museums, galleries, classic historic architecture and Waitrose is approx. 100 metres along the road. There are excellent communications and approximately 10 miles from Junction 18 of the M4. There are high-speed train services from Bath Spa Railway Station to London Paddington (from 76 minutes).



ADDITIONAL INFORMATION

Tenure: Freehold

Planning: Grade II Listed

Services: All mains services are connected.

Council Tax: Band n/a

Local Authority: Bath and North East Somerset Council.

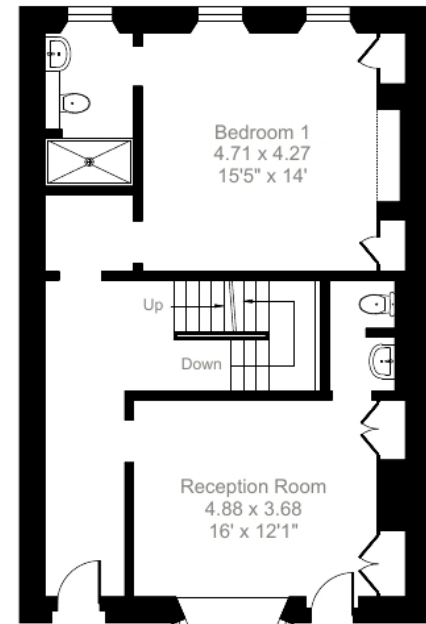
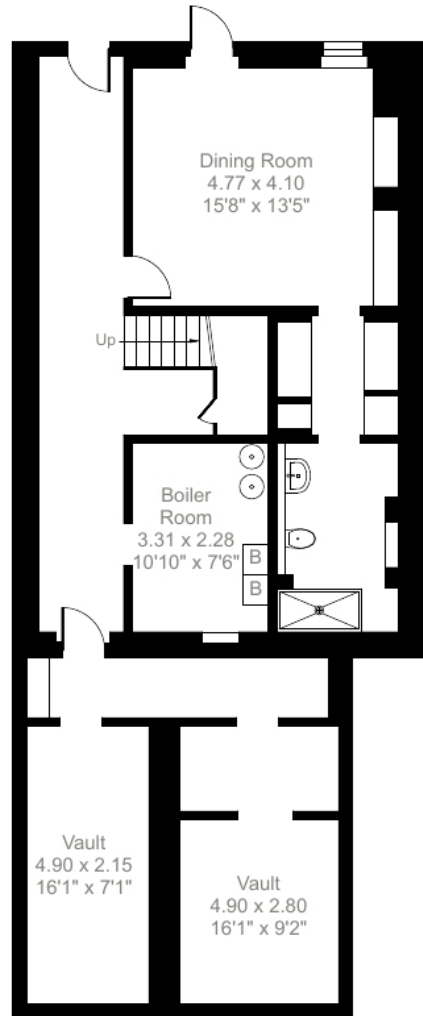
EPC: Band C

Viewings: Strictly by appointment with Carter Jonas.

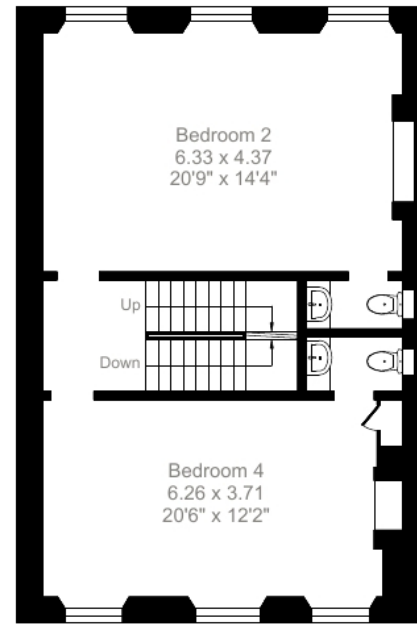
Bladud Buildings, Bath, BA1

Approximate Area = 3773 sq ft / 350.5 sq m

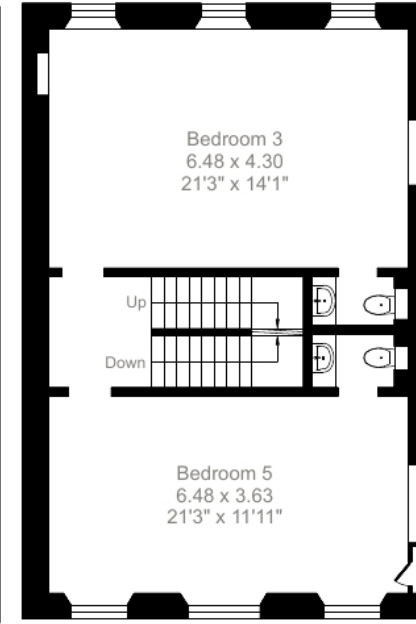
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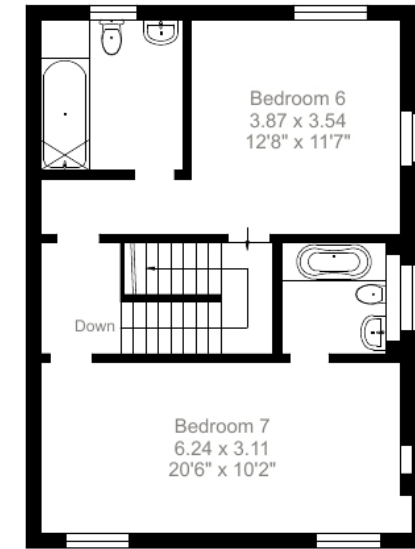
Ground Floor



First Floor



Second Floor



Third Floor

Lower Ground Floor



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