

1 QUEENS PARADE

Bath

Carter Jonas

1 QUEENS PARADE, BATH, SOMERSET, BA1 2NJ

ONE OF THE BEST CENTRAL TOWNHOUSES IN BATH

Lower ground floor: Living room • Kitchenette/utility room • Bathroom • Wine cellar • Store room • Two vaults

Ground floor: Reception hall • Kitchen/family room • Dining room • W.C. • Store room • Plant room

First floor: Drawing room • Library • Bar

Second floor: Principal bedroom • Dressing room • Bath/shower room • Laundry room

Third floor: Three bedrooms • Bathroom

Gated secure parking area for 4/5 cars • Private level rear garden • Art studio

DESCRIPTION

Uniquely offering the best of both a country house and a central city townhouse, this superb residence has it all. The layout of the accommodation, the secure gated parking for several cars, and the quiet leafy west facing garden all combine to create the perfect family living space with the benefits of the city on your doorstep.

1 Queens Parade is set back off a small green at the top corner of Queen Square, being at the end of the terrace, which allows for the secure cobbled parking area at the side of the property. Access from the parking area leads into the house and also directly into the garden.

The ground floor reception hall opens into a large dining room with double doors spilling through to the substantial kitchen/family room, allowing for an excellent open plan entertaining space. The kitchen has access directly and looks out on the garden and terrace. The first floor has a superb drawing room to the rear, again overlooking the leafy garden through a Venetian window.







It boasts a large open fireplace and bookcases with double doors into the library to the front. Off the drawing room is a small ancillary room used as a kitchenette/bar for entertaining. The fine staircase leads up again to the generously proportioned principal bedroom suite with a small laundry room, a built in walk in wardrobe and a lovely bathroom with shower cubicle. Above this are three further bedrooms and a bathroom.

The lower ground floor has self contained access from the front steps and inner courtyard. There are two front storage vaults. This floor can be used as a separate flat should one wish. A living room/bedroom leads through to a kitchen/utility room and a bathroom. There is a large dry store room and a wine cellar.

The level, west facing garden is quiet and private, backing onto Royal Victoria Park and enclosed by high stone wall. The kitchen opens onto a paved terrace leading onto the lawn with raised shrub borders with mature trees. In a far corner is a garden studio with light and power and a door leads through to the parking area.

SITUATION

This is what this property is about, the location – set back off the central Queen Square in the heart of the Georgian city, whilst being quiet and private. Directly behind the house is Royal Victoria Park with 57 acres of parkland with Botanical Gardens, Bandstand, picnic tables, mini golf, tennis and playground. Within walking distance in all directions are the architectural merits of the Georgian city, excellent shopping, pubs, restaurants and cafes, and the cultural and leisure facilities Bath has in abundance.

Education in the city is extremely highly regarded in both the public and private sectors and Bath University is famed for its Team Bath sporting facilities.

Bath Spa Station is 0.5 miles away with direct mainline train services to London Paddington from 76 minutes and Bristol Temple Meads from 11 minutes. Bristol International Airport is 20 miles to the West.



ADDITIONAL INFORMATION

Tenure: Freehold with vacant possession
Planning: The property is Listed Grade II
Services: All mains services are connected
Council Tax: Band G
Local Authority: Bath and North East Somerset
EPC: Band D
Viewings: Strictly by appointment with Carter Jonas











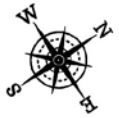


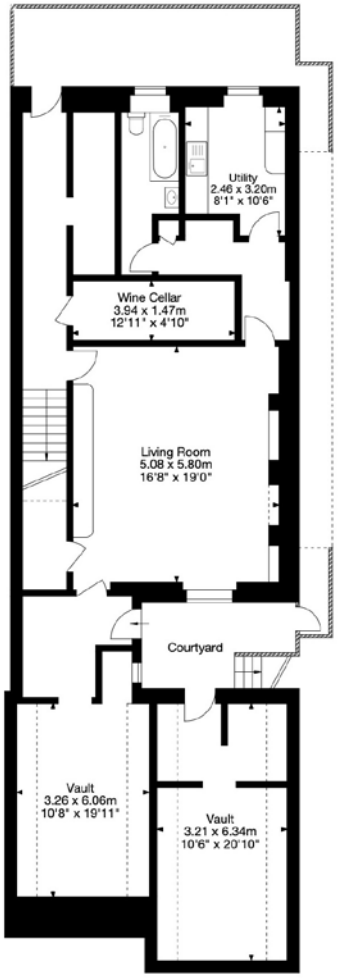




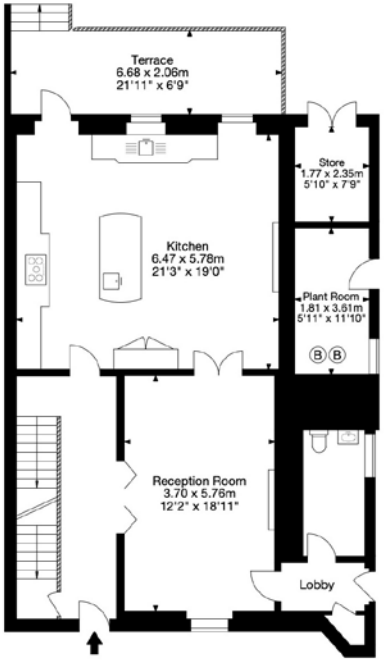


1 Queens Parade, Bath BA1 2NJ
Gross Internal Area (Approx.)
Main House (incl. Vaults) = 450 sq m / 4,843 sq ft
Outbuildings and Stores = 32 sq m / 344 sq ft
Total Area = 482 sq m / 5,187 sq ft

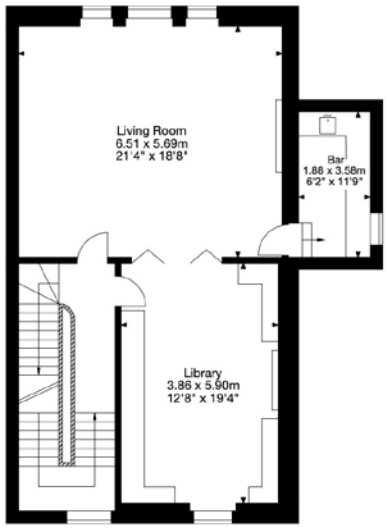




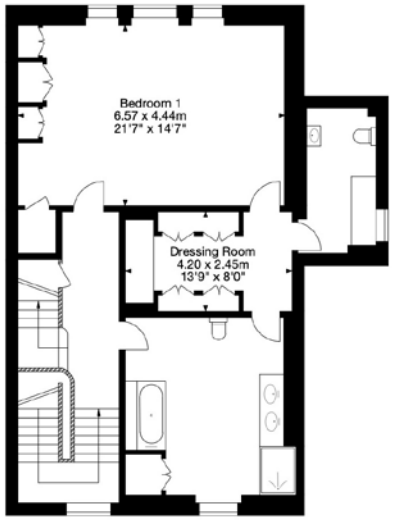
Basement



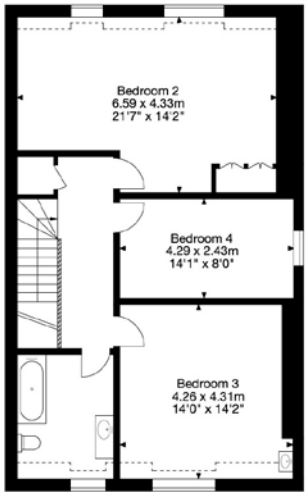
Ground Floor



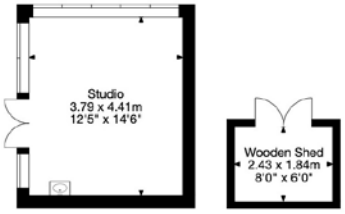
First Floor



Second Floor



Third Floor



Outbuildings
(Not Shown in Actual Rotation or Orientation)

Capture Property Marketing 2025. Drawn to RICS guidelines. Not drawn to scale.
Plan is for illustration purposes only. All features, door openings, and window locations are approximate.
All measurements and areas are approximate and should not be relied on as a statement of fact.

Capture.



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