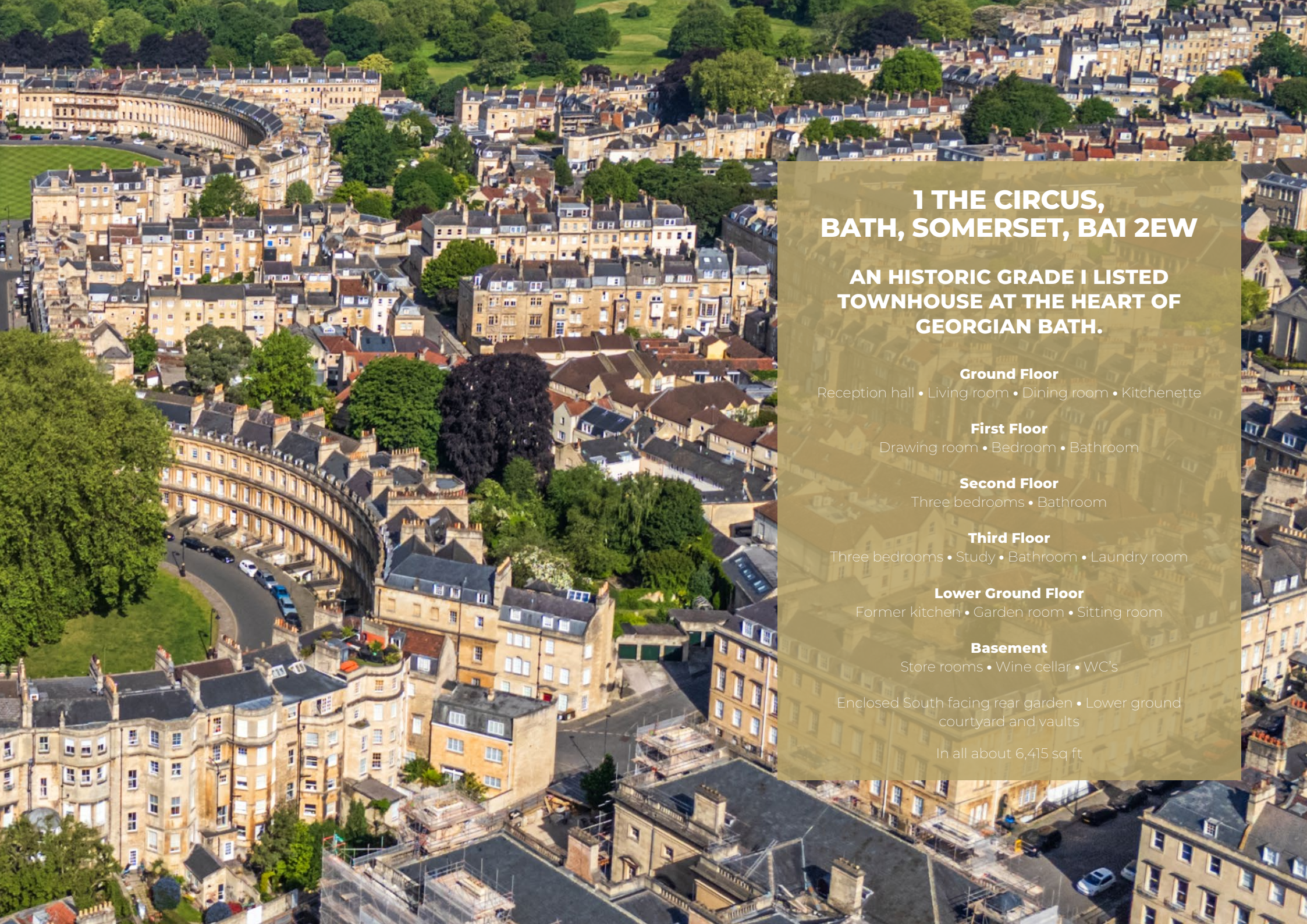


1 THE CIRCUS

Bath

Carter Jonas





1 THE CIRCUS, BATH, SOMERSET, BA1 2EW

AN HISTORIC GRADE I LISTED TOWNHOUSE AT THE HEART OF GEORGIAN BATH.

Ground Floor
Reception hall • Living room • Dining room • Kitchenette

First Floor
Drawing room • Bedroom • Bathroom

Second Floor
Three bedrooms • Bathroom

Third Floor
Three bedrooms • Study • Bathroom • Laundry room

Lower Ground Floor
Former kitchen • Garden room • Sitting room

Basement
Store rooms • Wine cellar • WC's

Enclosed South facing rear garden • Lower ground courtyard and vaults

In all about 6,415 sq ft

DESCRIPTION

One of the foundation stones of John Wood The Elders Georgian designs for Bath architecture provides elegant accommodation set across five floors. Building here started in 1754 with Pevsners architectural guides describing the conception as “original and powerful”.

The breathtaking reception hall bestows what is in store throughout the property; volume, balance and poise. The striking cantilevered stone staircase with its original inlaid mahogany handrail rises up to the first floor, flooded with light from the high vaulted ceiling and large sash windows that surround the house.

Throughout the property are the generous proportions and wealth of period features one would expect from an architecturally important property as this. Of special note are the original hand written and signed deeds held with the property, by the stone mason John Ford and the carpenter Thomas Jelly.

The present layout of the accommodation, set out around open fireplaces, ornate plasterwork mouldings, and large sash windows with their working wooden shutters, was designed for high end entertaining.

The ground and first floor, directly leading off the grand stair hall, offer superb reception rooms with double aspects, whilst a secondary staircase leads up the entirety of the property to the extensive bedrooms and lower floor ancillary accommodation.

At the rear of the property a rear hall and the garden room open into a formal enclosed South facing rear garden.

Stone steps lead down to a paved terrace with boxed hedges and climbing plants and shrubs surrounding it. It is an elegant sunny space, easy to maintain and having views to the rear across to Royal Victoria Park behind.

This is a truly iconic address, the first house in the sought after first ten houses of the Southwest segment of Bath’s architectural history.







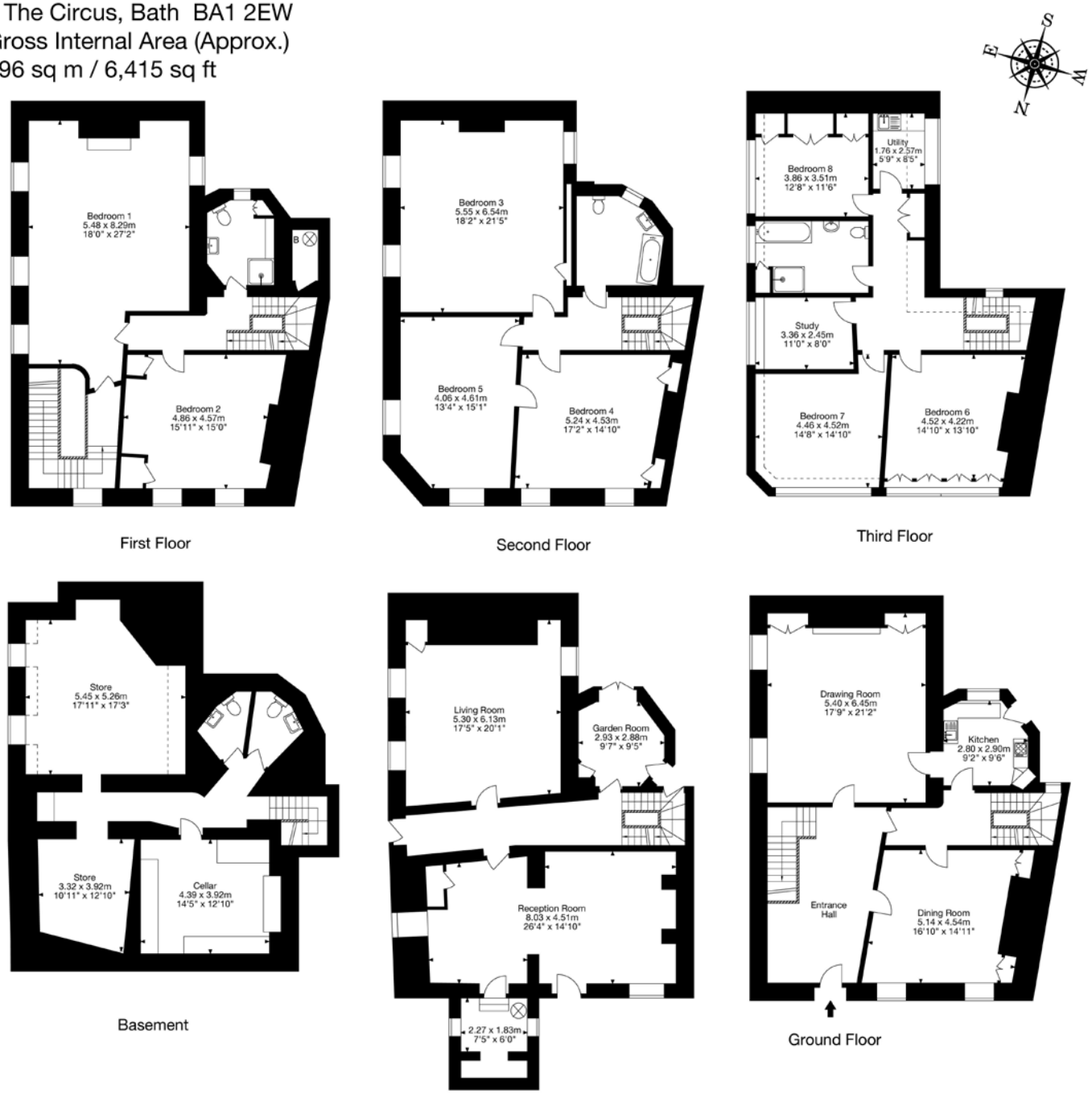








1 The Circus, Bath BA1 2EW
Gross Internal Area (Approx.)
596 sq m / 6,415 sq ft



© Capture Property Marketing 2024. 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.

SITUATION

This is a very special position in Bath, on the corner of The Circus and Gay Street, with an idyllic aspect overlooking the central Circus green with its large plane trees and over Royal Victoria Park to the rear. Bath is a World Heritage city, offering a full range of retail outlets together with an excellent selection of wine bars and restaurants and cultural interests such as the Holburne Museum, Theatre Royal and Thermae Spa.

There are a number of boutique independent shops close by together with excellent restaurants, bars and hotels. Bath Spa Railway Station is only 1 mile away from the property and offers mainline rail links to London Paddington from 76 minutes and Bristol (11 minutes) and the Southwest. Schooling in the area is first class in both the public and private sectors. Other communications include the M4, Junction 18, approximately 10 miles to the north, Bristol Airport, approximately 20 miles and London Heathrow approximately 100 miles.

ADDITIONAL INFORMATION

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



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IMPORTANT INFORMATION

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