

1-2 QUEENS PARADE PLACE
Bath

Carter Jonas

1-2 QUEENS PARADE PLACE, BATH, BA1 2NN

A unique opportunity to convert an historic double fronted Grade II Listed office building into a fabulous lateral residence in the centre of the city with garden and off-street parking.

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Proposed Accommodation (Planning ref 23/04745/FUL)

Reception hall. Drawing Room. Dining Room. Kitchen. Open plan lower floor snug/living room. Upper floor living room. Study. 4 Bedrooms. Dressing Room. 2 Bathrooms. 2 x WCs.
Courtyard garden. Parking area for 2 cars.
In all approx. 3796 sq. ft / 352.6 sq. m

Description

This is a superb opportunity for someone to create a wonderful family home within this central Grade II Listed building in an incredible central location. The property boasts grand proportions with a wealth of period features that include the original fireplaces, sash windows with their working wooden shutters, and ornate ceiling plasterwork. The accommodation is split level and lateral across two properties accessed off a central cantilevered stone staircase with a mahogany handrail. The present owners have planning permission to change the use from offices to a residential home, and the layout is very versatile.
At one side, at the back of the property, accessed from the proposed kitchen through double doors is an enclosed and private courtyard garden, whilst to the far side is a parking area for two cars.



Situation

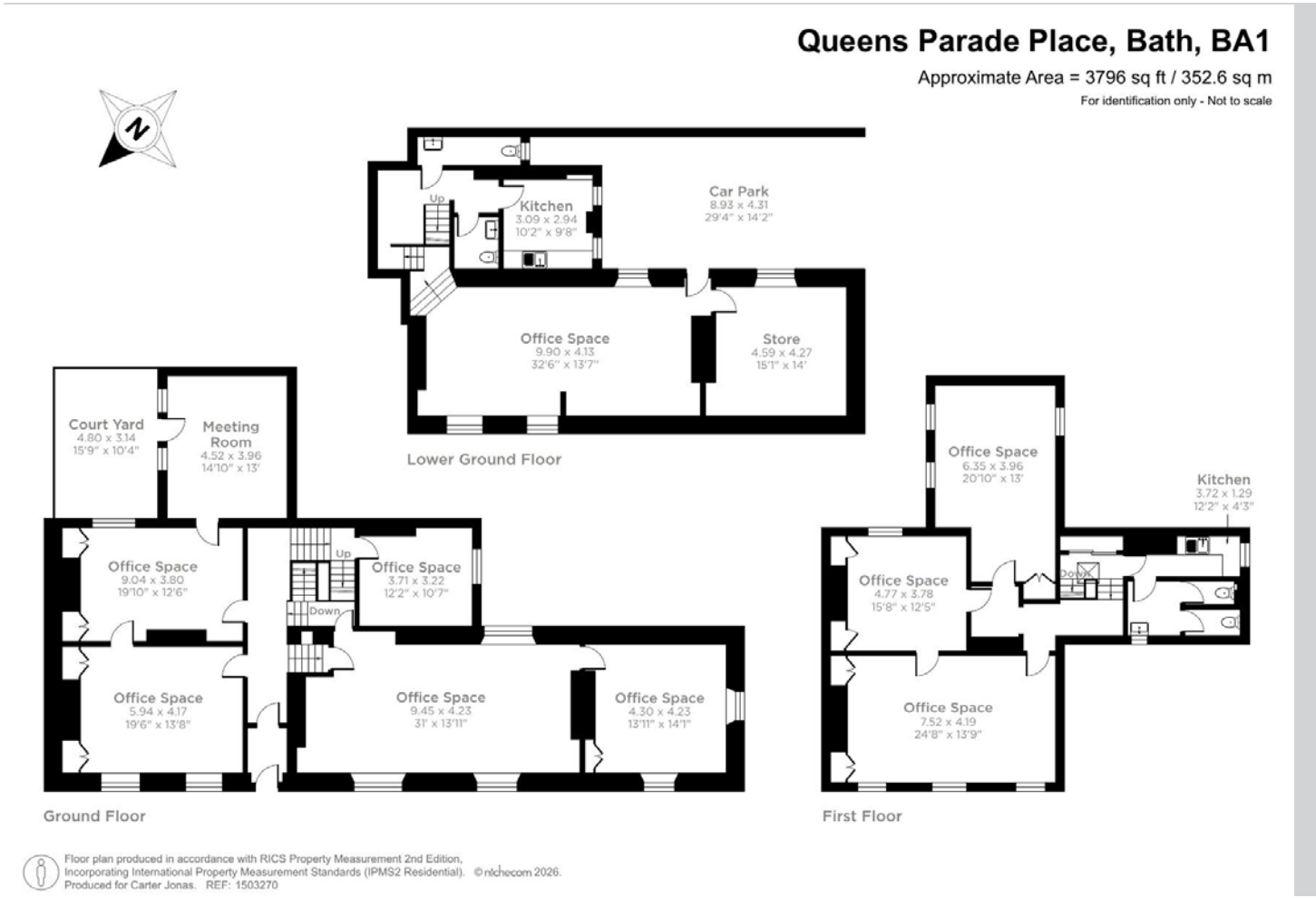
The location here is perfect – set back off the central Queen Square in the heart of the Georgian city, whilst being quiet and private. The front door of the house practically opens into Royal Victoria Park with 57 acres of parkland with Botanical Gardens, Bandstand, picnic tables, mini golf, tennis 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 possession
Services: All mains' services are connected
Council Tax: TBC
CIL Liability to be confirmed
Local Authority: Bath and North East Somerset
Commercial EPC: C
Viewings: Strictly by appointment with Carter Jonas















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