



**26 NORTHAMPTON STREET**  
Bath

Carter Jonas



## 26 NORTHAMPTON STREET, BATH, SOMERSET, BA1 2SW

**A BEAUTIFULLY PRESENTED FOUR-BEDROOM GRADE II LISTED FAMILY HOME IN THIS HIGHLY DESIRABLE CENTRAL LOCATION, BEING OFFERED CHAIN FREE.**

- Beautifully presented Grade II Listed family home
- Versatile accommodation over four floors
- Four bedrooms, three reception rooms
- Attractive rear garden and separate courtyard
- Less than 0.3 miles from The Royal Crescent
- Chain free

### DESCRIPTION

26 Northampton Street is a beautifully presented Grade II listed family home in one of Bath's most convenient locations. The current owners have undertaken a sympathetic restoration, which fuses modern living with beautiful original features and provides versatile accommodation over four floors. Entering via a generous hallway, stairs rise to the upper floors and to the lower ground floor. The ground floor comprises a sitting room to the front with working fireplace, built in shelving in both arches and attractive wooden floors.

To the rear is the withdrawing room with attractive views over the rear garden. The kitchen and dining room are on the lower ground floor, along with a useful shower room. Double doors lead out to the courtyard from the dining room, with stairs up to the garden. The kitchen has a range of fitted units and a large island in the centre. Appliances are freestanding, with a newly fitted Rangemaster, dishwasher and fridge freezer. Steps lead down to a useful utility room in one of the vaults, the other being used for storage, with attractive stone flooring throughout this the lower ground level.









Stairs lead to the first floor which has the principal bedroom and a large family bathroom with free standing bath and separate large shower. On the second floor, there are three additional bedrooms and a WC.

### SITUATION

Northampton Street was built on the pleasure grounds of No.14 Royal Crescent, the property of Charles Hamilton. It was purchased by the Pulteney Estate in 1791. The house was built in 1796 according to the designs of the renowned John Pinch the elder. Northampton Street is an artistic street with a real sense of community. It has residents' parking and is close to St James's Square with a deli, an excellent chemist, florist and newsagents. The Royal Crescent is 0.3 miles away, being right at the centre of Georgian Bath. Margaret's Buildings with its galleries, restaurants and unique shops is only 0.2 miles away. Bath Spa station is a 20-minute walk at 1.1 miles away, with access to the M4 via Lansdown. There are many wonderful green spaces nearby and the Cotswold Way is 1.4 miles away.



## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** All mains services are connected.

**Local Authority:** Bath and North East Somerset

**Council Tax:** Band F

**EPC:** Band D

**Viewing:** Strictly by appointment with Carter Jonas





26 Northampton Street, Bath BA1 2SW  
Gross Internal Area (Approx.)  
179 sq m / 1,926 sq ft

Vaults = 18 sq m / 193 sq ft



Capture Property Marketing 2021. 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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