



**17 RICHMOND PLACE**  
Bath

Carter Jonas



## 17 RICHMOND PLACE, BATH, SOMERSET, BA1 5PZ

Enclosed storm porch • Entrance hall • Sitting room • Kitchen/Dining room • Cloakroom • Bathroom • Utility • Three bedrooms • Shower room • Garden studio

### DESCRIPTION

No. 17 Richmond Place is a three-storey townhouse with original turned stair, panelling and features throughout. This row was originally built to house the artisans of Bath who helped create the city's period features, whether they were joiners, carpenters or plaster workers. The current owner is in fact an artisan himself and has lent the property a wonderful creative feel.

The property is set over three floors with an open plan ground floor comprising a sitting room, kitchen/dining room, utility, bathroom and separate WC. Doors open from the dining room to the garden full of wildflowers and a path to the oak floored garden studio which is an excellent space that could be utilised as a garden office or creative's studio gallery.

To the first floor are two bedrooms and to the top floor is a large principal bedroom and shower room. There is a gated front garden with path leading to the enclosed storm porch. The house is Grade II listed, built from honey hued ashlar Bath stone with lattice sash windows.

### SITUATION

Richmond Place is a row of pretty artisan cottages and townhouses on the northern slopes of Bath forming a lovely neighbourhood complete with an excellent primary school and small pub, The Richmond Arms. With a central green, this really is a pretty spot and is highly sought after for family homes.

Richmond Place is perfectly positioned within easy access of a triangle of excellent state and independent schools which include The Royal High and Kingswood Schools on Lansdown Road and St Stephens Primary School on nearby Richmond Place.

## AN ARTISAN'S BOUTIQUE TOWNHOUSE IN ALMOST ORIGINAL LAYOUT WITH A GROUND FLOOR EXTENSION AND A GARDEN STUDIO, SITUATED ON THE HIGHLY SOUGHT-AFTER RICHMOND PLACE IN BATH





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The UNESCO World Heritage City of Bath is just under a mile away and offers a wonderful array of chain and independent retail outlets, many fine restaurants cafes and wine bars and a number of well-respected cultural activities which include a world famous music and literary festival, the attractions at The Roman Baths and Pump Rooms along with many lovely museums and art galleries. World class sporting facilities are available at Bath Rugby and Cricket Clubs and Bath University and there is a good local tennis and bowls club nearby. There are also lovely 5 star hotel and spa facilities at the Royal Crescent and Priory Hotels. Communications include a direct line to London Paddington, Bristol and South Wales from Bath Spa Railway Station. The M4 Motorway, junction 18 is 6 miles to the north and Bristol Airport is 18 miles to the west.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Planning:** Grade II Listed

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

**Local Authority:** Bath & North East Somerset Council.

**Council Tax:** Band E

**EPC:** Band D

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





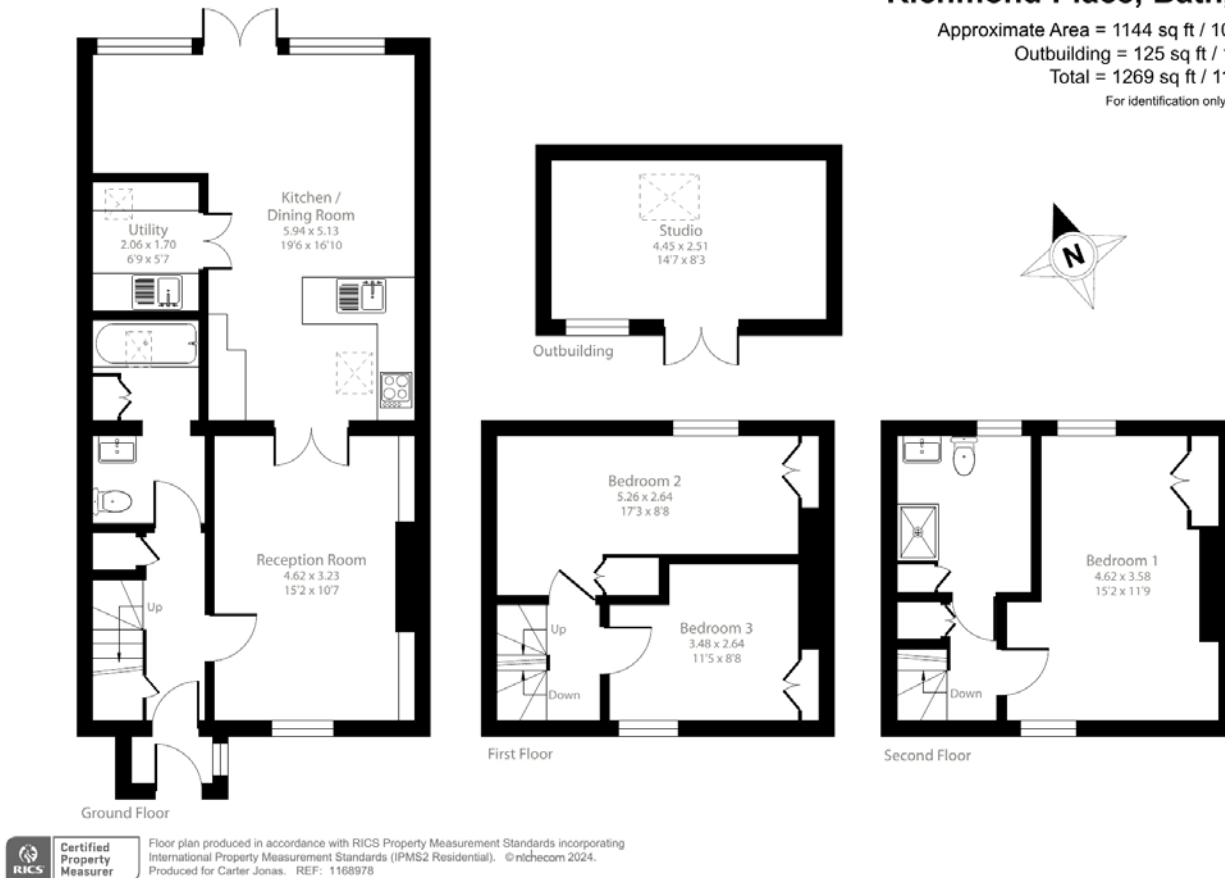
## Richmond Place, Bath, BA1

Approximate Area = 1144 sq ft / 106.2 sq m

Outbuilding = 125 sq ft / 11.6 sq m

Total = 1269 sq ft / 117.8 sq m

For identification only - Not to scale



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