

INIGO



Northampton Street

BATH, SOMERSET

£1,750,000 FREEHOLD

This exquisite Grade II-listed, five-bedroom townhouse occupies a central position on the gentle slope of Northampton Street in Bath. Set over five elegant storeys, internal accommodation extends to approximately 3,419 sq ft and brims with lovingly restored detailing and a wonderful quality of natural light. A private walled terrace and garden extend at the rear. The open green space of Royal Victoria Park, the highlights of the city centre, and Bath Spa train station are a 10-15 minute stroll away.

Setting the Scene

Bath, the only city in the United Kingdom to achieve UNESCO World Heritage site status in its entirety, was founded by the Romans as a thermal spa; their baths still flow with hot water today. It became an important centre for the wool industry in the Middle Ages. In the 18th century, under George III, it developed into an elegant city of predominantly neoclassical Palladian buildings.

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The terrace of Georgian townhouses forming Northampton Street was part of a development designed by the architect John Pinch the Elder around 1795. Built on the pleasure grounds of No.14 Royal Crescent, Northampton Street was originally the property of Charles Hamilton and was purchased by the Pulteney Estate in 1791. By 1800, there were seventeen houses on Northampton Street. The road was bombed badly in the Bath Blitz of April 1942, though mercifully one side survived.

The Grand Tour

The handsome façade is made of classical Bathstone and limestone ashlar to the front, topped with a double-pile parapeted mansard roof of Welsh slate. Entry to the house is via an impressive reception hall; above are high ceilings replete with retained cornicing, while age-old flagstones run underfoot.

The interior has been thoughtfully crafted, artfully pairing a selective earthy colour palette with typically impressive architectural proportions. Two beautifully appointed reception rooms occupy the ground floor. The larger of the two forms an inviting reception room at the front of the house, where the original fireplace and its fine marble surround form a natural centrepiece. A pair of long sash windows, complete with their shutters, filter a soft easterly light through the course of the day, and floorboards run throughout.

The second room at ground level – currently set out as a studio/study – also has an original fireplace, along with a good provision of built-in storage and soothing views across the garden.

Ascending the cantilevered stone staircase, an impressive piano nobile unfolds across the first floor. High ceilings create a palpable sense of volume in the drawing room, where walls are painted in a soft gypsum lime, and a trio of six-over-six sash windows in plain reveals illuminate the room. Floor-to-ceiling bespoke bookshelves line one wall and a large marble fireplace is positioned centrally. A second studio (or bedroom) lies at the back of the house on this level, mirroring a similar layout to the room below.

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The two upper storeys house three beautifully appointed bedrooms and two bathrooms. The main bedroom is an inviting, peaceful space on the second floor, retaining the fireplace and shuttered sashes. A large bathroom lies adjacent, complete with a freestanding cast-iron bathtub.

The two bedrooms on the top floor have fantastic far-reaching views across Bath's honey-hued cityscape. These two bedrooms are served by their own bathroom, with wide floorboards and a freestanding bathtub. From the landing, there is access to a large attic.

The lower-ground level, converted with an exceptional attention to detail, houses a spacious kitchen and dining room, where a soft, dappled light streams in through both sides. A large Aga sits at the heart of the room, stripped floorboards span the kitchen floor, and handcrafted joinery neatly houses the appliances. The adjoining dining room is softly illuminated, the perfect room for cosy candlelit suppers.

There is also a utility space and WC on the lower ground floor level, and two storage vaults to the front.

The Great Outdoors

The rear garden is a quiet haven for summer lunches, enveloped in the greenery lining the high stone walls. Set centrally, a paved terrace provides the perfect pavilion for eating outside, with a bench tucked into a pocket of the upper level. Mature box hedging brings sculptural form, herbaceous borders add colour through the course of the seasons, and an exquisite wisteria, dripping with a heady scent, steals the show in late spring. Stone steps continue down to the dining room, providing access to the lower level of the house.

Out and About

Northampton Street is ideally placed for easy access to the city centre, The Royal Crescent and The Circus, which are all minutes' walk away.

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Solina Pasta and Wolf Wine are fantastic recent arrivals to the impressive independent scene in Bath, and Landrace and its bakery, Colonna and Small's, Beckford Bottleshop, Corkage, and the weekly farmers' market are all popular favourites amongst residents and visitors alike. The city's cultural distractions are plentiful, with brilliant theatres and galleries; The Holburne Museum holds world-class exhibitions.

The area is renowned for the quality of its independent and state schooling, including St Stephens' Primary School, King Edward's and Prior Park College, Royal High, Royal High Junior School, Kingswood School and Kingswood Preparatory School.

Transport links are excellent, with Bath Spa train station (a level 10-minute walk away) running a direct line to London Paddington in under 80 minutes. The M4 motorway lies to the north of the city and is quickly reachable by car.

Council Tax Band: G

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About

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.