



8 ST JAMES'S SQUARE
BATH



8 St James's Square Bath BA1 2TR

One of the finest townhouses to come on the Bath market in recent years – exceptional in every way

Entrance hall | Dining room | Study | Garden room | Drawing room | Withdrawing room | Cloakroom | Kitchen | Laundry room
Boot room | Gym | Wine Cellar | Boiler room | Master bedroom with en suite dressing room and bathroom
Guest bedroom with adjacent shower room | 3 further bedrooms | Family bathroom | Delightful garden



History

St James's Square was built in 1793 by John Palmer. It is the only complete Georgian Square in Bath which is entirely residential. The Square is set on a quadrangle with a formal garden to the centre. It was designated Grade I listed status in 1950. The Square comprises 45 houses.

Number 8 is the central house on the west side, being one of four principal houses in the Square. The frontage is rusticated at ground floor and at first floor unfluted composite pilasters support a pediment over the central windows. It has an open aspect to the rear with far-reaching views over the Approach Golf Course. The central garden and views to the rear provide a green and verdant outlook despite its central city location.

The house has always been a single dwelling and the layout and features are true to the Georgian design with many original features including fireplaces, plaster friezes, coving and ceiling roses. It was purchased by the current owners in 2010 and was subject to an exacting programme of renovation and restoration in 2011.

Situation

St James's Square is a wonderful location to enjoy all that Bath has to offer. Locally, St James's Street gives a great village feel providing a deli, pub and newsagent.







A short walk away is the Royal Crescent Hotel providing gym and health spa facilities and the award winning Marlborough Tavern is also close at hand. The City Centre with all its attractions is easily accessible on foot.

Description

Entering the house via the front door, you are immediately struck by the quality. The hallway has a completely restored stone floor with attractive black diamond patterned stone inserts leading to a wonderful cantilevered stone staircase which has also been restored by our clients. Both the front and inner hall doors have fine fanlight glazed sections which are

classic to Georgian houses of this quality.

To the left side of the hall is a dining room with views across the garden Square. Bespoke fitted shelving and cupboards flank the delightful marble fireplace with living flame fire. Farrow and Ball wallpaper completes the design of this fine room. To the garden side is a cosy study which, again, has a charming marble fireplace and living flame fire. It looks out across the garden and Golf Course beyond. On from the hall is a delightful little garden room with double doors opening to the garden.

A doorway leads you down to the kitchen level which has been incredibly well thought through. There is a luxuriously appointed bedroom suite with its own shower room and a window over the courtyard.

To the front of the house is the most wonderful kitchen. It has been designed to perfectly mix with the tradition of the house and still in pride of place is the original dresser. A central island provides the heart of the kitchen and appliances are all detailed in the specification below. The kitchen leads through to two vaults, one of which is a superb laundry room and the adjoining boot room provides excellent storage.





A door leads down to the lower level, where the stonework has been attractively restored. There is a main room, used as gym by our clients. This leads via a glass door to a further vault with individual wine vaults to either side. To the back of the hall is the engine room of the house with a completely new plumbing system which includes twin Worcester Bosch boilers, a large pressurised water cylinder and water softener.

At first floor level is the most delightful drawing room and withdrawing room. The views to the west across the Approach Golf Course give you a great sense of light and space. The room has matching period marble

fireplaces, exquisite corning and both original central cornice roses are in place. In addition, there is a cloakroom.

The second floor of the house provides the master bedroom, a beautifully fitted dressing room and a bathroom of the finest quality. The bath sits in the middle of the room so that you can enjoy the wonderful views to the west. There is a separate glazed shower and a delightful bespoke double basin vanity unit with integral mirror and cupboards beneath. On the half landing is an extra wc and basin. On the top floor are three bedrooms and another superb bathroom.

Externally

The rear gardens have been designed with great care and attention. Paved flagstones combine with herringbone brick pathways which are flanked by topiary box hedging and an array of herbaceous plants. Near to the house on both sides there are six pleached hornbeams, creating form and privacy. At the far end on the left is a Grande Flora Magnolia and a door leads out to Cavendish Road. To the front of the house a new staircase leads down to the front courtyard, which has its own lighting. The stairs are attractively designed using both metal and wood.





Modernisation

House sympathetically refurbished in 2011 to include the following:-

- New electrical system. Light switches and sockets by Jim Lawrence.
- New central heating system and provision of a plant room to lower basement. Central heating is zoned and supplemented by under-floor heating to the bathrooms. Radiators by Arbonia.
- Security system and video door entry.
- All bathrooms have high quality sanitaryware and Mandarin Stone marble/stone floors and wall tiles.
- Extensive refurbishment of original stone floors to entrance hall, lower ground floor hall and basement floor.
- Extensive refurbishment of cantilever stone staircase to second floor.
- Installation of new kitchen and utility room with custom built units by Andrew Williams of Quails, Usk French limestone flag floor from Mandarin Stone.
- Three oven gas Aga and electric Aga companion oven and hob. Fitted Miele coffee machine, dishwasher, washing machine, tumble dryer and combination microwave oven. Leibherr refrigeration and freezer.
- Master bedroom suite - bespoke fitted wardrobes and bathroom vanity unit by Andrew Williams.
- Exposed timber oak floor supplied by Broadleaf, Walcot Street.
- Internal decorations and wall coverings by Farrow and Ball.
- Landscaped garden.
- Exterior lighting covering front and rear light wells and rear garden.
- New oak tread stairs and metal frame to front light well.



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Approx. Gross Internal Area
4922 Sq Ft - 457 Sq M



Important Notice

The Property Misdescriptions Act 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer must obtain verification from their Legal Advisor or Surveyor. Stated measurements are approximate and any floor plans for guidance only. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents and a Buyer must obtain verification from their Legal Advisor. Nothing in these particulars is intended to indicate that any carpets, curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires, or light fittings or any other fixtures not expressly included form part of the property offered for sale. Items shown in photographs are NOT included within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to verify the information. All property offered subject to being unsold.

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