



**26 NEW KING STREET**  
Bath

Carter Jonas



## 26 NEW KING STREET, BATH, SOMERSET, BA1 2BL

- Bath Spa Station 0.5 miles
- London (Paddington) from 90 minutes

Reception hall • Open plan through sittings rooms • Drawing room • Kitchen/Breakfast room • Dining room • Four double bedrooms • Bathroom • Shower room • Utility and storage vaults • Large enclosed south facing garden

EPC rating TBC

### DESCRIPTION

Number 26 New King Street is a Grade II listed Georgian townhouse in a street of similar terraced properties, including one which is now the Herschel Museum of Astronomy. It's an attractive building, with a classic, columned portico framing the front door and large panelled windows to each floor. Inside, an elegant hallway has period architectural details including an archway and curved dado rail. There are two good sized living rooms on this floor (currently arranged as one room): both rooms have fireplaces (one working) and several built-in cupboards.

The lower ground floor has good-height ceilings and is light, thanks to its dual aspect windows. The dining room faces south, has a window and doors to the garden, while the kitchen has two large windows and a glass-panelled door onto the front courtyard.

The kitchen is packed with historical features: flagstone floor, original stove (next to the newer gas AGA) and floor-to-ceiling dresser. There's an island unit with breakfast bar at the centre of the room, a double ceramic sink at the courtyard window, with worktops and storage units either side, and a door to a utility area and storage in the pristine, tanked vault. At the rear of this floor, there's a shower room and WC.

**A GRADE II LISTED FIVE STOREY TOWNHOUSE IN AN EXCELLENT CENTRAL POSITION WITH A LARGE ENCLOSED AND PRIVATE SOUTH FACING REAR GARDEN.**











On the first floor, two generous bedrooms have interconnecting doors. The larger room is currently set up as another living space; it has a fireplace with alcoves either side, perfect for storage.

The second floor is another light and bright space - the large windows on the hallway half landings and in all the rooms give this family home a relaxing feel. There's a bedroom and luxe bathroom here with a roll top bath, separate shower and two washbasins and mirrors, side by side. The third floor has a spacious landing and two further bedrooms.

A small, front courtyard is paved and perfect for easy access from the kitchen to the laundry area or an outside seating area. The south-facing, walled, rear garden is accessed through the dining room. A paved dining terrace is close to the house, a path flows across the lawn to a raised border at the rear where there's a gate out to a council-owned carpark (for which there is a waiting list, or alternatively, there is zoned parking on New King Street).

#### LOCATION

New King Street is conveniently located in the city centre, with all of its amenities and leisure facilities - including Royal Victoria Park with 57 acres of open parkland and botanical gardens - within easy walking distance. Bath has a wide range of independent retailers, restaurants, museums, theatre and art galleries. The city also has a wide range of excellent local schools and the University of Bath has an international reputation for its high standards and Olympic training facilities. Bath has a mainline rail link to London Paddington and Bristol Temple Meads from Bath Spa.

### ADDITIONAL INFORMATION

**Tenure:** Freehold

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

**Council Tax:** Band F

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

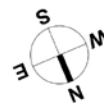




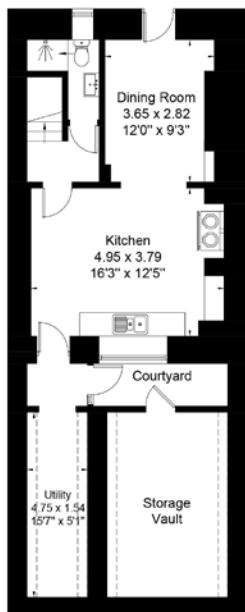




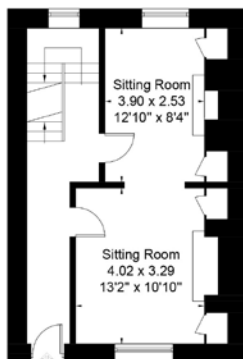
New King Street, Bath, BA1  
 Approximate Area = 2291 sq ft / 212.9 sq m  
 Storage Vault = 156 sq ft / 14.5 sq m  
 Total = 2447 sq ft / 227.4 sq m



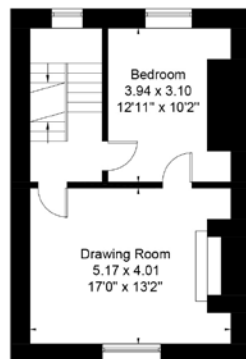
= Reduced head height below 1.5m



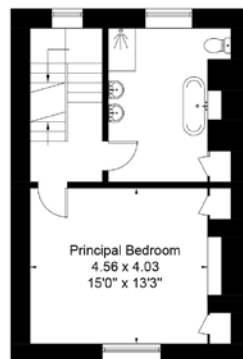
Lower Ground Floor



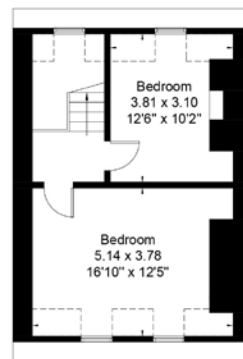
Ground Floor



First Floor



Second Floor



Third Floor

Surveyed and drawn in accordance with the International Property Measurement Standards  
 fourwalls-group.com 321210



**Bath 01225 747250**

bath@carterjonas.co.uk

5-6 Wood Street, Bath, BA1 2JQ

**carterjonas.co.uk**

Offices throughout the UK

*Exclusive UK affiliate of*

**CHRISTIE'S**  
 INTERNATIONAL REAL ESTATE

#### IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.