



BEAUFORD SQUARE, BATH, BA1
£700,000

Carter Jonas

10 BEAUFORD SQUARE, BATH, SOMERSET, BA1 1HJ

DESCRIPTION

A wonderful Grade II Listed residence, Beauford Square is a square of two-storey cottages laid out in 1730 to a design of John Strahan. The south side is formed by the original frontage to the Theatre Royal. In the centre was a communal garden. It is now a small rectangular lawn, enclosed with wrought iron railings. The railings are original and date from 1805; their spear shape commemorating the pikes used during the battle of Trafalgar in 1805.

Set over four floors, this is a unique boutique townhouse having an unusual and very smart glass linked kitchen/breakfast room to the rear and three/four bedrooms with flexible use accommodation. Stairs rise to the first floor where there is a first-floor drawing room, and bathroom with bath and separate shower, then up again to the second floor where there is a further double bedroom and a single bedroom. On the lower ground floor is a further double bedroom and shower room in addition to a large room which could be used as very useful storage. This is a most wonderful example of a beautifully renovated Georgian townhouse in an extremely central location. With a coffee shop over the road and so very close to the hustle and bustle of Bath, but also tucked away in a quiet, pretty location.

SITUATION

The location is excellent with several good pubs, eateries and coffee shops on your doorstep. The award-winning Colonna & Smalls coffee shop is just around the corner and the Bath Theatre Royal and Ustinov are close by. Queen Square hosts several excellent events every year including the boules, literature and music festivals. There is also a good local pub "The Griffin" serving craft beers and good food.

Bath is a World Heritage city famed for its Roman Heritage and Georgian architecture. With a variety of historical sites and museums, Bath also plays host to a variety of cultural events including Bath Literature Festival, The Great Bath Feast and The Bath International Music Festival.

**A FINE EXAMPLE OF A NEWLY REFURBISHED GEORGIAN TOWNHOUSE,
RETAINING MANY ORIGINAL FEATURES IN AN EXTREMELY CENTRAL LOCATION
JUST OFF QUEEN SQUARE**



Communication links from the city are excellent, with a direct rail link from Bath Spa to London Paddington (approx. 90 mins) and Bristol Temple Meads (approx. 15 mins), whilst Bristol International Airport is approximately 19 miles to the south east and M4 Junction 18 about 10 miles to the north.

ADDITIONAL INFORMATION

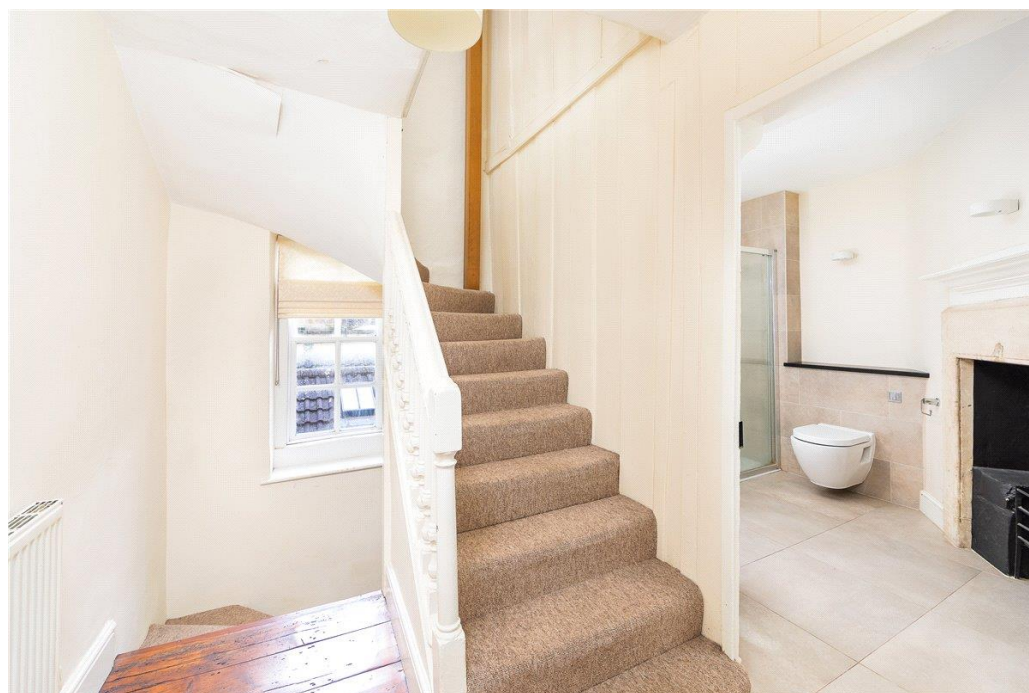
Tenure: Freehold

Services: All mains services are connected

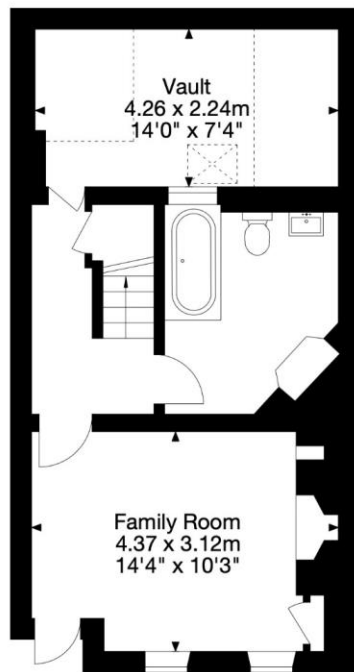
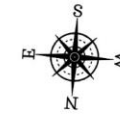
Council Tax: Band F

EPC: Band D

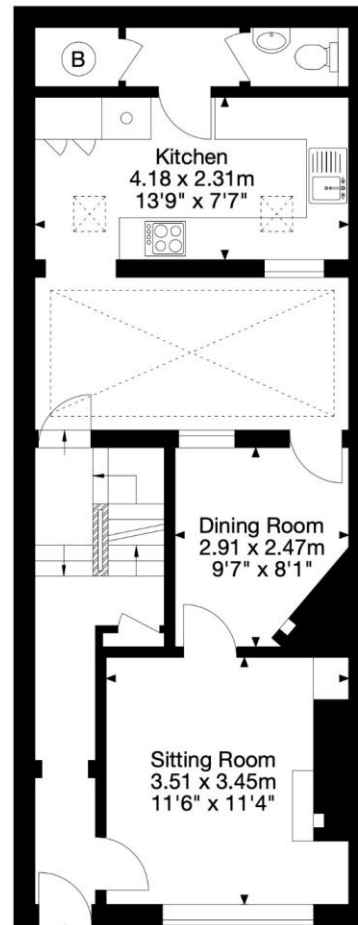
Viewing: Strictly by appointment with Carter Jonas



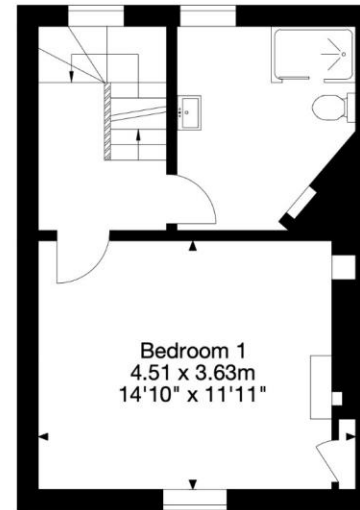
10 Beauford Square, Bath, Somerset BA1 1HJ
 Gross Internal Area (Approx.)
 148 sq m / 1,593 sq ft
 (Incl. Vaults)



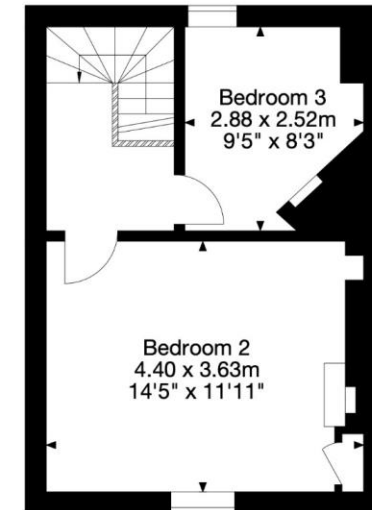
Basement



Ground Floor



First Floor



Second Floor

Capture Property Marketing 2024. 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.

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.