



**15 RICHMOND PLACE**  
Bath

**Carter Jonas**

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

Entrance hall • Sitting room • Cloakroom • Kitchen/  
breakfast room • Two bedrooms • Family bathroom •  
En suite to principal bedroom • Front and rear gardens

### DESCRIPTION

This beautiful Georgian home is situated in the picturesque artisan terrace of Richmond Place. 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.

To the ground floor is the spacious sitting room with a central marble surround feature fireplace and sisal flooring. This room sits to the front of the property and looks out onto the enclosed front garden. The kitchen/breakfast room to the rear of the property has stunning hand-crafted units along with a central island with Corian worktops. Stone flooring, built in appliances and space for a range cooker as well as double doors leading out to the rear garden make this a beautiful as well as practical space for entertaining. There is also a cloakroom and utility to the ground floor. The whole ground floor apart from the sitting room is underfloor heated. To the first floor is a light filled bedroom and the family bathroom (also underfloor heated). The bathroom has been beautifully finished with a range of modern fittings with a bath and shower above. To the second floor is the principal bedroom with dual aspect views over Bath and to the front, large ensuite, as well as fitted wardrobes.

The front garden is enclosed by stone walls with a raised bed along with a front patio area along with a path leading to the entrance porch. At the rear is a charming, landscaped garden with a patio area leading out from the kitchen area making a perfect area for alfresco dining. The rear garden is bordered by mature borders interspersed with fine specimen planting and mature shrubs. To the end of the garden is another patio area along with a shed.

## A STUNNING, MID-TERRACE GEORGIAN HOME SITUATED IN THE SOUGHT AFTER LOCATION OF LANSDOWN, BATH







### 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.

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 and North East Somerset Council.

**Council Tax:** Band F

**EPC:** Band D

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



Approximate Area = 101.8 sq m / 1096 sq ft



Drawn for illustration and identification purposes only.



First Floor

= Reduced head height below 1.5m



Second Floor



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