



6 DARLINGTON PLACE
Bath

Carter Jonas

6 DARLINGTON PLACE, BATH, SOMERSET, BA2 6BX

Entrance porch • Cloakroom • Entrance hall • Drawing room • Withdrawing room • Kitchen • Dining room • Four bedrooms • Study • Shower room to 2nd floor • Family bathroom • Utility room • Shower room to lower ground floor • Vault/Studio • Vault • Gated walled gardens to front and rear

DESCRIPTION

Situated on a no-through road on the prestigious slopes of Bathwick Hill, moments from the centre of Bath, No. 6 Darlington Place was built circa 1824 by John Pinch the Elder and is an exquisitely presented Georgian townhouse. Constructed of Bath stone elevations under a slate tiled roof the property is full of charm and character and has many architectural details typical of the period.

Sitting over four floors, and linked by the original Bath stone cantilever staircase, this is a beautiful home. Of particular note are the principal reception rooms, the impressive drawing room with folding wedding doors has the most incredible far reaching panoramic views looking out over the whole city towards Bath Abbey. The withdrawing room has beautiful integrated cabinetry with space for plenty of books! Historic ornate fireplaces in both these rooms provide a stunning focal point. The full height windows, some with ornate gold corner plinths, flood the house with light, and the views only get better as you move upstairs to the principal bedroom. The top floor has a cosy feel and is home to three further bedrooms and shower room and WC.

The lower ground floor is level with the rear gardens and houses the large open plan kitchen and dining room. A utility room, vaulted studio with skylight and a traditional vault sit to the front of the property as well as a shower room & WC.

A STUNNING GRADE II LISTED GEORGIAN TOWNHOUSE WITH ACCOMMODATION ON FOUR FLOORS, BENEFITING FROM ORIGINAL FEATURES, SOUTH-FACING PANORAMIC VIEWS ACROSS BATH AND GENEROUS GARDENS TO THE FRONT AND REAR.



The walled gardens to the front and rear are beautifully planted. A patio terrace sits immediately to the rear of the house with lawned sections, and there is a pretty wood frame arbour seating area halfway down the garden. There is gated access to the end of the garden that leads to Sydney Buildings and the canal-side walks.

SITUATION

Darlington Place is a delightful no-through-road in the favourable area of Bathwick. This sought-after residential location is within easy walking distance of the City Centre via Great Pulteney Street. Only a short walk to Bath Spa Station (London Paddington from 76 minutes), and the bus station can be reached via Pulteney Road.

Bathwick Hill is a magnificent wide road flanked on both sides with some of Bath's finest examples of Georgian townhouses and villas. There are local shops and amenities available with a useful Tesco Express, Dexter's Café, off licence and florists. The University of Bath with its world class sports facilities and Olympic sized pool sits at the top of the hill. The Kennet & Avon Canal runs close-by, and its tow path is accessible from Bathwick Hill, one can travel by bike or by foot to Bradford-On-Avon or to Bristol traffic free along the canal paths and National Cycle Network. There is a good bus service linking properties on Bathwick Hill to the University and City Centre.

This is an exceptional opportunity to acquire a handsome townhouse in one of Bath's most prestigious and tranquil locations.





ADDITIONAL INFORMATION

Tenure: Freehold

Planning: The property is Grade II Listed.

Services: All mains services are connected.

Local Authority: Bath and North East Somerset Council.

Council Tax: Band C

EPC: Band D

Viewings: Strictly by appointment with Carter Jonas.

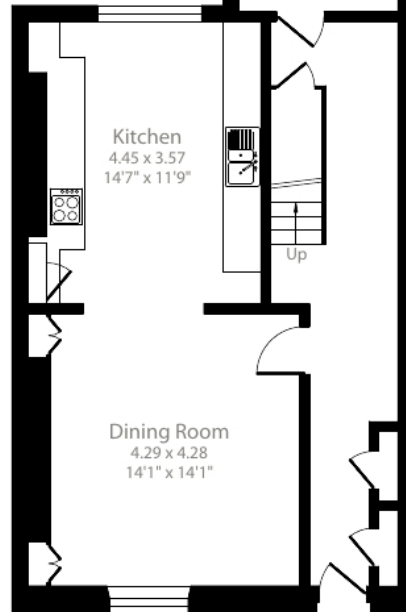
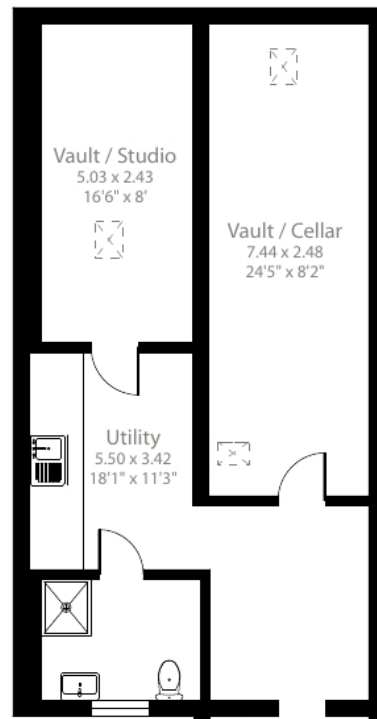




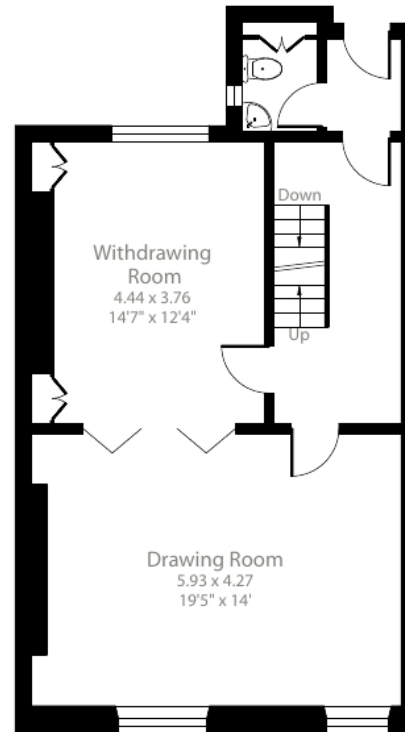
Darlington Place, Bath, BA2

Approximate Area = 2966 sq ft / 275.5 sq m

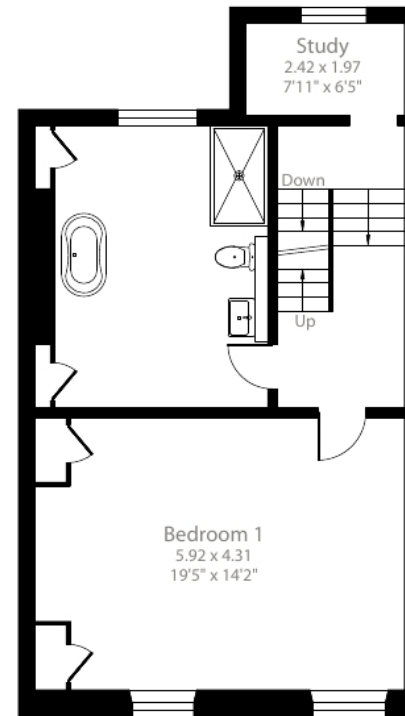
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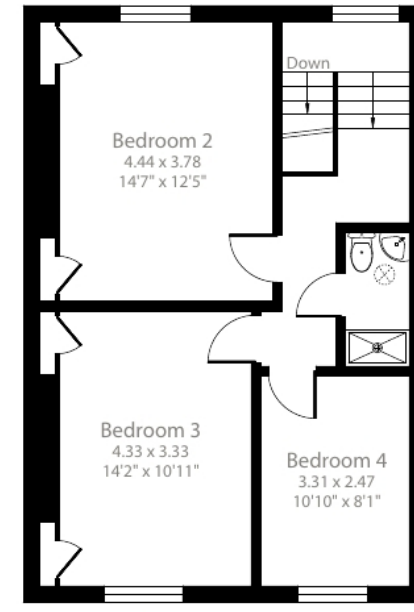
Lower Ground Floor



Ground Floor



First Floor



Second Floor





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