

INIGO



North Parade Buildings

BATH, SOMERSET
£350,000 SHARE OF FREEHOLD

This charming two-bedroom apartment is positioned on the first floor of Hamilton House, a handsome Grade II-listed detached townhouse in the heart of Bath's city centre. Located on North Parade Buildings, a sought-after historic terrace built circa 1741 by John Wood the Elder, the apartment retains its Georgian features and is in a fantastic location just minutes from Bath Abbey, Bath Spa train station, Parade Gardens and the independent shops, restaurants and cafes of the city centre.

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Setting the Scene

North Parade Buildings is a quiet and peaceful pedestrianised street steeped in the Georgian grandeur for which Bath is so renowned. It is characterised by a terrace of townhouses, several of which have been designated as Grade I-listed. This particular apartment, one of nine in Hamilton House, is located on the first floor and has arguably the finest views in the building. Curved, bowed sash windows with beautiful shutters extend across two aspects from the sitting room, with views reaching as far as Sham Castle, a Grade II*-listed folly on Claverton Down. Uniquely situated in a hollow in the hills, the surrounding Somerset countryside is an incredible backdrop to the city.



Bath is the only city in Britain to achieve Unesco World Heritage status, which continues to be vehemently protected. Founded in the 1st century AD by the Romans, who famously used the natural hot springs as a thermal spa, it became an important centre for the wool industry in the Middle Ages. In the 18th century, under George III, it developed into an elegant city with neoclassical Palladian buildings.

The Grand Tour

Entry to Hamilton House is via a central hallway built to impressive Georgian proportions, with soaring ceilings and ornate cornicing. A grand sweeping staircase ascends to the first floor, where the apartment can be found on the westerly wing of the building (thus enjoying a wonderful amount of natural light throughout the course of the day.) A useful storage cupboard is located on the split-level landing in the central stairwell and there is further dedicated storage space in the basement of the building.



An exquisite living room extends across two thirds of the plan, replete with beautifully retained architectural detailing. High ceilings, combined with original cornicing and wall panelling, create a sense of space and volume, and elegant bowed sash windows curve around the corner of the room. These allow fantastic amounts of natural light to flood in and create the perfect environment in which to sit and enjoy a morning coffee, watching city life unfold on the streets below. A kitchen adjoins the living room; a charming space with bespoke cabinetry and a slanted sash window that also frames views of the street.

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The main bedroom, coloured a deep red, exudes a sense of calm. Wardrobes and hand crafted cabinetry provide generous storage space and a large shuttered sash window frames elevated views onto Church Street. A second bedroom, currently used as a study, is positioned on the opposite side of the plan and looks out onto North Parade Buildings. This room has beautiful bookcases and storage cupboards built into the recesses. The bathroom sits centrally, and has been sensitively modernised in recent years with a bath and a shower.

Out and About

North Parade Buildings is exceptionally well-positioned for access to Bath city centre and Bath Abbey, a former Benedictine monastery founded in the 7th century. The city harbours a strong community of independent retailers, coffee shops and eateries with Colonna and Small's, Corkage, LandRace Bakery, Beckford Bottle Shop, Henry's Restaurant and the weekly Farmer's Market ranking favourably among local residents. Oak, a popular independent restaurant, is opposite the apartment, alongside Sally Lunn's Eating House, one of the oldest houses in Bath and home to the original Bath Bunn, a regional baked speciality.

Parade Gardens are a two minute walk from the apartment and enjoy fine views over Pulteney Bridge and the weir, built in the early 19th century. Concerts are held in the bandstand throughout the summer months. The area is renowned for the quality of its private and state schooling, with institutions including Royal High, Royal High Junior School, Kingswood School, Kingswood Preparatory School, St Stephens' Primary School and King Edward, Prior Park College.

Transport links from North Parade Buildings are excellent, with Bath Spa train station a five minute walk away, providing a direct line to London Paddington in under 1.5 hours. The M4 motorway sits just on the edge of the city centre and is reachable by car in 15 minutes.



INIGO



About

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.

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PROPERTY NAME

Hamilton House

LOCATION

Bath BA1

Approximate Floor Area = 61.7 sq m / 664 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale

Viewing Arrangements

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