

THE MODERN HOUSE



*Bath, Somerset
Sold*

Percy Place

This wonderful Grade II-listed Georgian townhouse in central Bath is set over five storeys and has an exceptional quality of natural light throughout. It has beautiful views across the south-facing private gardens and surrounding Somerset landscape. Situated on the handsome terrace of Percy Place, it extends to over 2,230 sq ft internally, combining impressively grand period proportions with exceptional modern detailing. Bath's city centre is a flat, picturesque walk along the canal path.

The Tour

The house is set back from the road by a private, gated terrace, at the end of a shingle walkway flanked by a cherry blossom tree on either side. The ground floor entrance hall is a fantastic introduction to the space, with high ceilings and original cornicing that indicate the voluminous proportions of the home. A beautifully light living room is the focal point on this floor; while largely contemporary in style, it retains plenty of original features and is decorated in neutral tones. A trio of sash windows that overlook the terrace and gardens invite a soft, southerly light in.

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A grand Georgian staircase on the right of the hallway ascends to the first floor, home to an exceptional drawing room with two floor-to-ceiling sash windows that frame verdant views across the lush Somerset hills. Original floorboards run underfoot and a beautiful, working marble fireplace is positioned to one side, with deep-set bookcases and handcrafted cabinetry at either side. There is also a study on this floor, finished in a rich anthracite and with a large sash window overlooking the front terrace.

The two upper storeys contain three wonderfully proportioned bedrooms. The main bedroom is positioned on the third floor, finished with exceptional attention to detail and decorated in a soft, neutral palette. The walls have been lined in sheep wool for natural insulation, as have the walls in the drawing and living rooms. The original, working fireplace is set to one side of the room and deep cabinetry offers a good provision of storage. A beautifully appointed family bathroom is positioned adjacently, with marble wall and floor tiles, a large shower and bath finished in Vola sanitary ware, a solid brass heated towel rail and underfloor heating. Two further bedrooms are positioned on the third floor, the largest of the two with far-reaching views across the valley. From the top floor landing, there is also access to a good size boarded loft space.

The garden level of the house has also been completely renovated in recent years. It has an exceptionally well-considered layout, with a modern kitchen that adjoins an open-plan dining room illuminated by large, timber-framed windows and glazed doors. A contemporary log burner is set into a Bath stone fire surround at the heart of the room, creating a warm and welcoming focal point in the winter months; while in the summer, the space opens directly out onto the terrace and garden. Corian worktops have been paired with stainless steel, and appliances neatly tucked into lines of bespoke cabinetry. The separate utility area is fitted with pantry storage shelves and cupboards, plus a sink. The vaults, accessed on the opposite side of this level, have been fully tanked to provide expansive storage space and offer scope for further renovation.

An intercom system runs through the house, enabling easy communication from the top of the house to the bottom, and from the study and front door also. Hard-wired underfloor internet also runs throughout the dining room, living room, drawing room and study, ensuring a solid WiFi connection throughout and ease of use for remote appliances.



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Outside Space

Quite unique for city centre townhouses, Percy Place has an expansive split-level terrace leading directly from the house and beautifully landscaped private gardens to the rear. The gardens are drenched in sun throughout the day and early evening, making them the perfect space for entertaining. The stone wall boundary has been recently repointed and a line of mature trees provides excellent privacy. A private, gated lane at the back of the garden also provides easy rear access for bicycles.

The Area

Percy Place is exceptionally well placed for access to the city centre, which is a 10-minute scenic walk along the canal path or a flat walk along London Road. Larkhall village, in the northern quarter of the city, is also easily reached from the house, and is well known for its independent spirit; with an excellent bookshop, deli, butcher, and organic farm shop all within easy walking distance.

The city harbours a strong community of independent retailers, coffee shops and eateries with Colonna and Smalls, Corkage, LandRace and the weekly Farmer's Market ranking favourably with local residents. Royal Victoria Park is a wonderful green expanse in the city centre and is also home to the revered Botanical Gardens. Uniquely situated in a hollow in the hills, the surrounding Somerset countryside provides an incredible backdrop to the city. The National Trust Skyline Walk offers up exceptional views through six miles of meadows and ancient woodlands.

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.



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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.