

THE MODERN HOUSE



*Bath, Somerset
Sold*

Great Pulteney Street

This beautifully refined two-bedroom apartment combines the grandeur of Georgian proportions with superlative modern details. The apartment is positioned on the second floor of a Grade I-Listed building on Great Pulteney Street, Bath's most spectacular thoroughfare, flanked by Palladian architecture. The central location is exceptional, with the city centre and train station within minutes' walk. A designated off-street, secure parking space is also allocated to the property.

Connaught Mansions, built of honey-coloured Bath stone, is one of the most prestigious buildings on the street, positioned at the city end, opposite the iconic 18th-Century fountain at Laura Place. A former hotel, the building was converted into 60 apartments in the 1950s and retains great charm and character, with a grand entrance, communal lounge and a lift serving all floors.

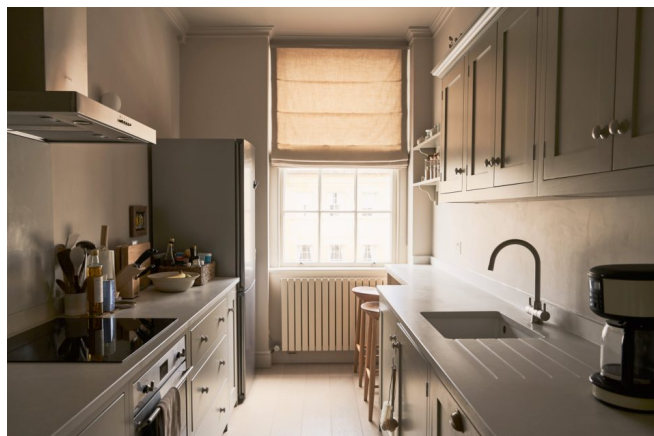
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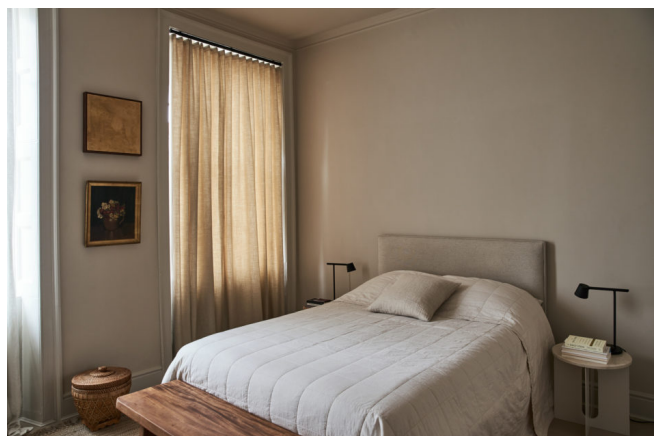
The apartment is positioned on the second level, with internal living space measuring approximately 750 sq ft, organised across a lateral layout. Six tall, sash windows face east onto Great Pulteney Street, providing a wonderful quality of natural light throughout the day.

A complete refurbishment of the apartment offers excellent quality of finish and materials, with impeccable craftsmanship throughout. The design of the interior pairs elegant Georgian proportions with an artful use of colour; a melange of muted, natural tones creating a calm and grounding energy.



The open-plan living and dining room is a beautifully light and quiet space, with pale Dutch wood flooring running underfoot. Floor-to-ceiling handmade cabinetry with deep shelving spans one wall and plaster paint in a warm, sandy colouring, adds depth and texture.

The spacious master bedroom exudes an effortless elegance and calm energy, with two sash windows, dressed in soft french linen, casting a gentle light into the room. The second bedroom offers great flexibility of use; currently used as a study with an in-built desk by the window. The layout of the bathroom was re-configured to create a clean, modern space, with each component selected to create ease of function, including a large waterfall shower and floating sink.



The bespoke deVOL galley kitchen has cabinetry painted in their in-house colour and finished with aged brass accents. The quartz countertop is from Caesarstone and all built-in appliances are from either Smeg or Bosch. A custom-made breakfast bar at the window provides a lovely spot to sip a morning coffee, with a sliding pocket door dividing the space from the entrance hall.

Careful interior planning ensured every inch of space was well considered. The entrance hallway is lined with deep-set closets and an additional storage cupboard on the staircase landing is also allocated to the apartment. Furniture and light fittings, skilfully selected to suit the space, are available by separate negotiation and include design classics by Charlotte Perriand, Gino Sarfatti and Poul Kjaerholm, such as a pair of limited edition PK22 lounge chairs, as well as an Erik Jørgensen sofa with Kvadrat upholstery, Bocci light fittings, and bespoke French linen curtains and Roman blinds.

Connaught Mansions has a full-time building manager, overseeing the upkeep and maintenance of communal areas and ensuring on-site facilities run efficiently. The building's entrance lobby is also due to undergo a full refurbishment in 2020.

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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 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 provides 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.

Transport links are excellent, with Bath Spa train station located in the heart of the city centre, 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.

Tenure: Share of Freehold Lease length: approx. 958 years
Service charge: approx. £3,665 per annum

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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”.