

THE MODERN HOUSE



*Bath, Somerset
Sold*

Walcot Street

This visually arresting apartment occupies the impressive expanse of a former ballroom within the Grade II-listed Ladymead House on Walcot Street in Bath. Internal living space of just under 1,700 sq ft is arranged in a predominantly open-plan layout, with an exceptional quality of natural light flooding in across the west-facing aspect through expansive domed skylights and shuttered sash and deep portal windows. There is also access to private communal gardens of approximately one-and-a-half acres.

The Tour

The main portion of Ladymead House dates to the 17th century, excluding later Regency additions, with some estimates dating the original house to as early as 1500.

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Primary access is via a private gated courtyard at ground level. The first-floor apartment has undergone a complete renovation in recent years to provide a versatile studio and living space. Egyptian marble flooring and underfloor heating extend throughout the open-plan studio, dining area and independent study, and through double doors to the kitchen. A corner partition wall currently divides the space at one end; a flexible division that can be easily repositioned.

Beneath a classical broken pediment rises a curved infinity wall with built-in Bose speakers. The wall forms one side of an internal block containing the main bedroom with clerestory windows, built-in wardrobes, and an en suite wetroom. On the right is a separate guest WC.

A curved staircase with metal treads ascends to the top of the pedimental structure where there is an open room, suitable for a secondary sleeping area with a glass balustrade perimeter.

Extending the entire length of the living space is an expansive unconverted loft of almost 1,400 sq ft, demised to the apartment and currently used for storage. The apartment also has sole use of a secure storeroom measuring just under 100 sq ft, accessed via large double doors.

Outdoor Space

Residents have use of beautiful communal lawned gardens that extend to the banks of the River Avon in a gentle descent.

The Area

Bath is the only city in Britain to achieve Unesco World Heritage status, which continues to be vehemently protected. The City harbours a strong community of independent retailers; Berdoulat and 8 Holland Street can be easily reached on foot, as can Colonna and Smalls, Corkage, and the weekly farmers' market in the city centre.

Walcot Street has held the informal title of Bath's Artisan Quarter since the 1960s. It is home to a selection of galleries, cafes and restaurants, including a firm favourite amongst local residents, Landrace.

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 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.

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Tenure: Leasehold Lease Length: approx. 989 years remaining
Service Charge: approx. £1,075 per annum
Ground Rent: approx. £150 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”.