

# whiteley helyar



3,800 ft<sup>2</sup>



6 double  
bedrooms



bathroom &  
2 shower rooms



garage &  
driveway parking

Guide Price                      £2,150,000

1 Daniel Street, Bath, BA2 6NB

A most impressive Grade II Listed Georgian townhouse with a garage and gated parking occupying a generous corner plot within this superb city centre location, overlooking Henrietta Park and adjacent to Great Pulteney Street. Offering around 3,800 square feet of bright and versatile accommodation over five floors, this delightful property retains many original and charming features such as, high ceilings, feature fireplaces, stone staircases and sash windows.

### ACCOMMODATION

entrance porch  
entrance hall  
double aspect kitchen/dining room  
sitting room  
garden room  
utility

family room  
drawing room  
six double bedrooms  
two shower rooms and a family bathroom  
extensive vaults providing useful storage

### EXTERNALLY

The gardens are exceptional; both front and back are thoughtfully planted with an array of flowers, shrubs bushes and trees. The front garden is enclosed by hedging with pathway, whilst to the rear, they are enclosed, level and mainly laid to lawn. Detached garage and gated driveway provides space to park two or three vehicles - rare in such a very central location.

### LOCATION

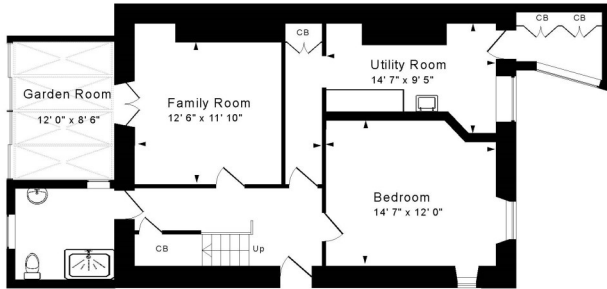
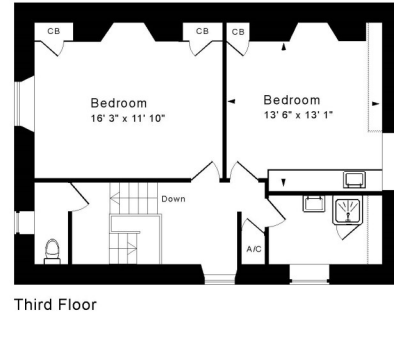
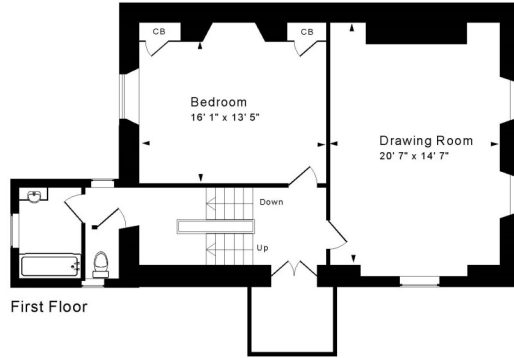
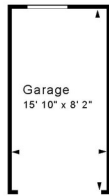
1 Daniel Street sits in this wonderful, tucked away and highly convenient position in the city, just off Great Pulteney Street. The property is within a short level stroll of Waitrose, Bath Recreation Rugby Ground, Bath Spa Railway Station, highly regarded local schooling as well as the countless shops and amenities in this World Heritage City. Delightful walks are available through nearby Henrietta Park and Sydney Gardens as well as along the Kennet and Avon Canal towpath or banks of the River Avon.







Tenure: Freehold  
Council tax band: 'G' £3,347.59



Garden Level  
Approx. Gross Internal Floor Area 3,800 Sq. Ft. / 353 Sq. M  
Includes Garden Room. Excludes Garage  
For identification purposes only. Not to scale.  
Drawing Number: 172-0602  
1 Daniel Street, Bath, BA2 6NB.

