



8 SYDNEY PLACE
Bath

Carter Jonas

8 SYDNEY PLACE, BATH, SOMERSET, BA2 6NF

- Bath City Centre 0.6 miles
- London Paddington from 76 minutes from Bath Spa Station
- M4 (J18) 10 miles

Reception hall • Drawing room • Dining room • Living room • Kitchen/breakfast room • Study • Main bedroom with en suite bath/shower room and internal private staircase down to dressing room • Guest bedroom with en suite bathroom • Four further double bedrooms • Bathroom • Shower room • Utility room • Courtyard garden • Two garages • Private parking for two vehicles

Lower ground floor apartment with open plan kitchen/living/dining • Bedroom • Bathroom • Cellar vaults • W.C. • Courtyard garden

DESCRIPTION

Positioned at the centre of this historic Grade I Listed Georgian terrace and designed by the renowned architect Thomas Baldwin this light and spacious townhouse was built between 1792-1796 of limestone elevations under a slate tile roof. The property has been extended to the rear and opens on to a west facing courtyard garden leading to substantial 26' garaging and private parking.

The accommodation flows over five floors, filled with period character and boasting light and spacious rooms with high ceilings and a wealth of period features to include ornate plasterwork, open fireplaces with their original surrounds, huge sash windows with their wooden shutters and a cantilevered staircase.

A SUBSTANTIAL AND WELL PRESENTED GRADE I LISTED CENTRAL TOWNHOUSE WITH VIEWS ACROSS SYDNEY GARDENS AND HAVING A DOUBLE GARAGE AND OFF STREET PARKING.





An extension to the rear forms a large open plan kitchen/ breakfast room on the ground floor, whilst above leads from the main bedroom into a huge en suite bathroom with a private integral staircase down to a large dressing room with built in cupboards – a privacy door opens onto the half landing below.

The upper floors provide five further bedrooms, one having an en suite bathroom and there is a further bathroom and a shower room.

The lower ground floor has been used as a self contained apartment with access from the front steps to the lower front courtyard and cellar vaults. The original stairs connect to the ground floor and there is a useful utility room and storage on this floor.

SITUATION

This is a truly excellent position in Bath. It is next to Sydney Gardens, The Holburne Museum with its acclaimed café. The Kennet and Avon Canal and tow path, and the historic St. Mary's of Bathwick Church. Being a short level stroll into the centre of Bath at the other end of Great Pulteney Street, is a delightful feature. "The Rec", home to Bath Rugby is 500 metres away and excellent shopping, cultural and leisure facilities are on your doorstep. Access to major transport links is equally easy with Bath Spa railway station providing a fast route to London Paddington and the A4/M4/A36 are near at hand. Excellent schooling is close by, the nearest being King Edwards School, St Mary's, Bathwick Primary School, The Paragon and Prior Park.



Sydney Gardens has recently undergone a refurbishment from a lottery grant to improve and upkeep the tennis courts, beautiful grounds with direct access to the canal path, which make it a unique heritage asset.

ADDITIONAL INFORMATION

Tenure: Freehold

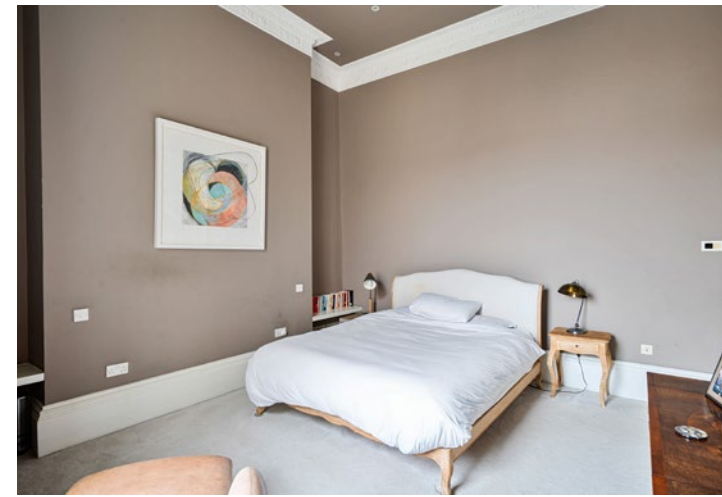
Services: All mains services are connected

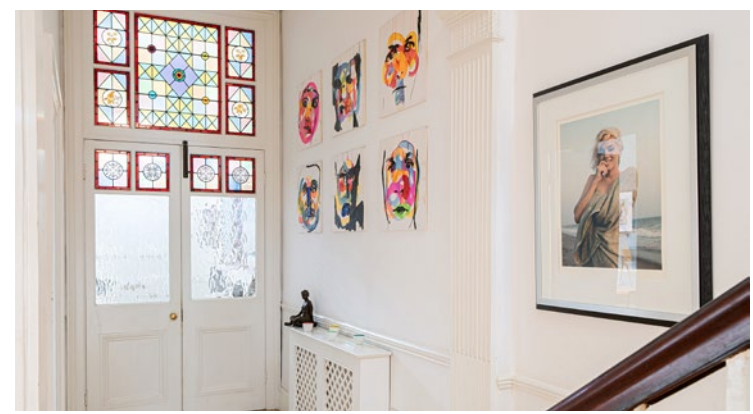
Local Authority: Bath and North East Somerset Council

Council Tax: Band G

EPC: Band F

Viewings: Strictly by appointment with Carter Jonas





Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2026. Produced for Carter Jonas. REF: 1431968

Bath 01225 747250
 bath@carterjonas.co.uk
 5-6 Wood Street, Bath, BA1 2JQ
carterjonas.co.uk
 Offices throughout the UK

Exclusive UK affiliate of
CHRISTIE'S
 INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION
 These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.