

THE MODERN HOUSE



Bath, Somerset
£425,000 Freehold

Morford Street II

This wonderfully bright and flexible space occupies a central position in the historic city of Bath. The interior spaces of approximately 860 sq ft have been cleverly reconfigured and refurbished in recent years to combine the original heritage features, such as exposed Bath stone walls and original timber trusses, with considered modern interior touches and details. The location is ideal for easy access to Bath's highlights, with the Royal Crescent and city centre a five-minute walk away and the train station reachable on foot in around 15 minutes.

The Tour

Stepping in through the front entrance, the modest façade reveals little of the dynamic interior spaces which unfold with fantastic surprise internally. Quite unusually for the city centre, there is a private lobby entrance. Here, cleverly conceived storage space offers a good provision for bicycles, and general cloakroom space with mezzanine storage above. Stepping up from the entrance lobby, the open truss pitch of the roof line brings height and volume, with skylights drawing light from overhead. Timber sash windows filter in soft natural light throughout the course of the day.

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The kitchen lies centrally, defined by a generous workstation with base units and a bookcase and plentiful larder storage. NEFF appliances, storage shelves and cupboards are neatly housed in lines of bespoke joinery. Ample space for dining sits adjacent, with oak flooring underfoot and textured white cross-cut timber-clad walls. Thick oak shelves are here set into the alcoves.

The bright space to the rear of the plan benefits from a pyramidal central lantern roof light and far-reaching southerly views across the city skyline. Two generously sized rooms and a shower room lead from an internal lobby, one of which is reached by a short staircase. The flexible planning would allow for these two rooms to be used as bedrooms. Further mezzanine storage opens off the vaulted upper space. Exposed Bath stone walls nod to the historic bones of the building.

All spaces are served with a Code 6 data network and Coaxial TV sockets. Dimmable LED lighting is installed for added ambience. The current layout is well suited for the proposed conversion with few internal interventions required.

The Area

Morford Street is exceptionally well-positioned for access to Bath city centre. Nearby Margaret's Buildings, nestled between The Circus and The Royal Crescent, is a charming corridor of independent shops and cafés, with the popular The Circus restaurant a wonderful spot for dining outside nearby. Beckford Bottle Shop, Henry's Restaurant and the Fashion Museum are also within easy walking distance.

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

The area is renowned for the quality of its private and state schooling, including Royal High, Royal High Junior School, Kingswood School, Kingswood Preparatory School, St Stephens' Primary School and King Edward, Prior Park College.

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. We've written in more depth about a handful of residents' favourite spots.

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Transport links from Morford Street are excellent, with Bath Spa train station located in the heart of the city centre, providing a direct line to London Paddington in under an hour and a half. The M4 motorway sits just on the edge of the city centre and is reachable by car in 15 minutes.

The building currently has commercial status E, with planning permission for change of use to residential granted, details of which can be found [here](#). The building is not currently registered to council tax due to its commercial status.



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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”.