



EAGLE

HOUSE

BATH AND RURAL  
— ESTATE AGENTS —

**Emmeline Place**  
1 Eagle House | 71 Northend | Batheaston | BA1 7EH

# 1 Eagle House

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**Positioned in Northend, the gateway to the southern end of the beautiful St Catherine's Valley, this stunning townhouse-style home enjoys breathtaking surroundings and a rich historical pedigree.**

- Stunning period property dating back to 1729
- Large kitchen with dining and seating area
- Four bedrooms
- South facing garden
- Dedicated parking space

Positioned in Northend, the gateway to the southern end of the beautiful St Catherine's Valley, this stunning townhouse-style home enjoys breathtaking surroundings and a rich historical pedigree. Grade II listed, Eagle House was built in the late 17th or early 18th century and remodelled in 1724 and 1729 by the renowned architect John Wood the Elder as his own residence. It later gained prominence as the 'Suffragette's Rest' (1909-1912), providing sanctuary for activists recovering from prison hunger strikes. Divided into four unique dwellings, Eagle House is now home to this beautifully renovated four-bedroom residence with quality fittings. 'In addition to the wonderful surroundings and sense of history, I was very attracted to living in a period home that had been so thoughtfully renovated - I could simply move in, knowing there was little to do and that it would be easy to maintain,' says the owner.

The property features a bespoke-built kitchen and dining room on the lower ground floor, a grand drawing room and additional bedroom on the ground floor, and three further bedrooms on the first floor, one with an en suite. The house also benefits from a family bathroom, a WC on every level, an undercroft and an attic room. 'The kitchen has a real wow factor and is ideal for entertaining dinner guests, while the drawing room is perfect for hosting drinks. I went to great effort to have glass chandeliers installed here - they truly complement the room's sense of grandeur.' This highly desirable county residence comes with a level landscaped garden and a courtyard. 'The garden gets all day sun while the courtyard is the perfect place to cool down on a hot day.' The property also comes with two parking spaces.









Excellent transport links provide convenient access to Bath city centre, Bath Spa railway station, and the M4, connecting to Bristol, London, and beyond, making Northend a highly desirable location.

'Eagle House is run by management committee which meets throughout the year to share a drink together and discuss the property.'

'Northend offers easy access to beautiful countryside walks, while Batheaston has a great range of amenities, including a popular primary school, active village hall, pharmacy, independent eateries, a pub and a doctor's surgery.'

'Bath is quick to reach by bus for an evening out at the theatre, or to enjoy the city's many other attractions.'

'I've loved living in such a grand building with so little maintenance required.'



**ADDITIONAL INFORMATION TENURE:**

Leasehold, 995 years remaining

**SERVICES:** Mains electricity, water and gas heating.

**COUNCIL TAX:** C

**LOCAL AUTHORITY:** Banes

**EPC RATING:** E

These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



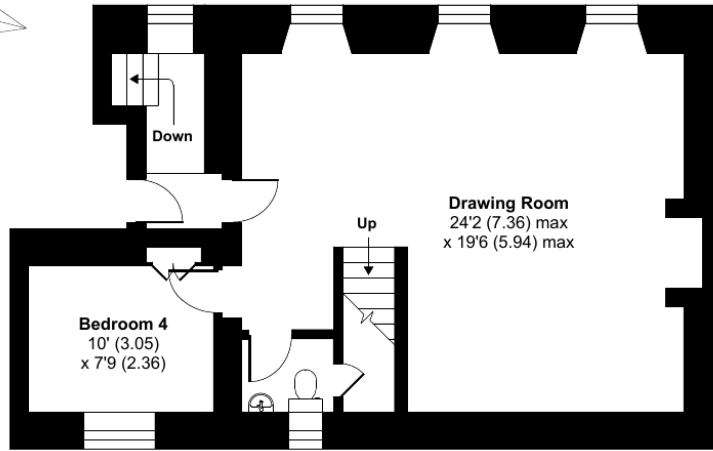
# Northend, Batheaston, BA1

Approximate Area = 2021 sq ft / 187.7 sq m

Limited Use Area(s) = 186 sq ft / 17.2 sq m

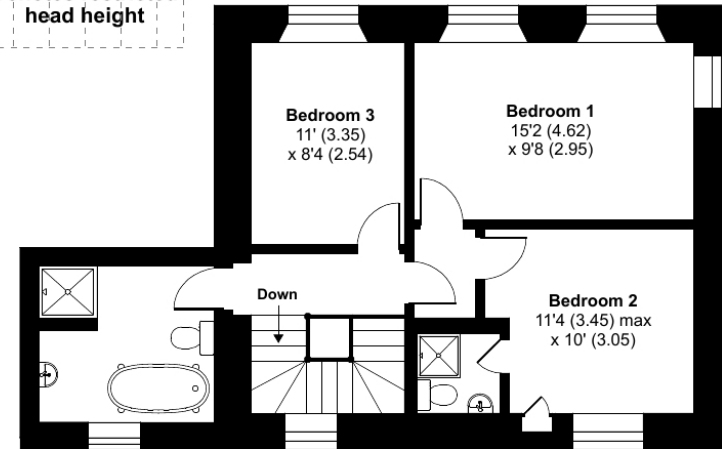
Total = 2207 sq ft / 205 sq m

For identification only - Not to scale

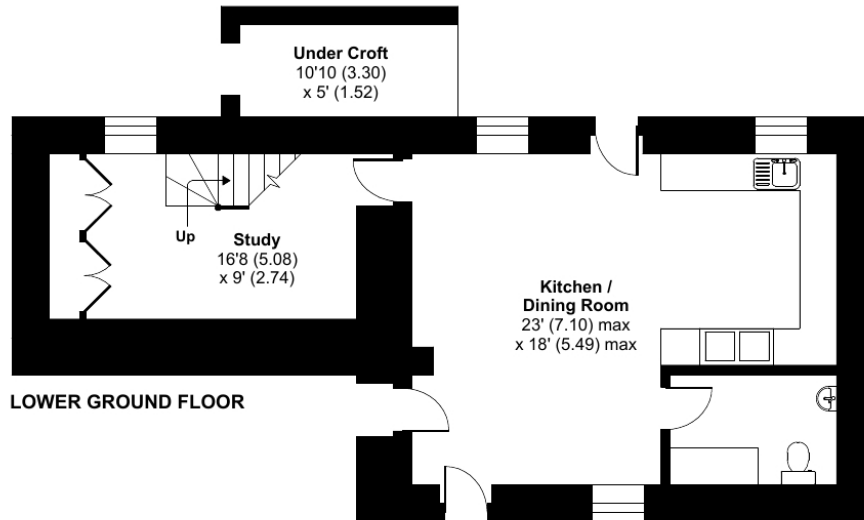


GROUND FLOOR

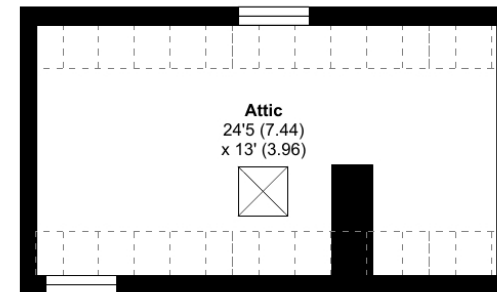
Denotes restricted head height



FIRST FLOOR



LOWER GROUND FLOOR



LOFT



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1cheom 2026. Produced for Fine & Country Homes of Bath Ltd. REF: 933314

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