



# MACAULAY BUILDINGS

BATH

**COBB  
FARR**



# 9 MACAULAY BUILDINGS

WIDCOMBE

BATH

BA2 6AT

A substantial Grade II listed Georgian townhouse set within the stunning location of Widcombe Hill with far reaching views, well-proportioned rooms throughout, a wonderful good-sized garden and planning permission for a double garage.

- 4 bedrooms
- 3 reception rooms
- Wealth of period features
- Stunning Views
- Grade II listed townhouse
- Large west facing gardens
- Immaculately presented
- Sought after location





## SITUATION

Macaulay Buildings is one of the most prominent and outstanding locations within the city of Bath, renowned for its exceptional views over the adjacent countryside, city of Bath and beyond towards Bristol.

Set on the upper slopes above Widcombe it is also within only a few minutes of the city centre of Bath and the local village area of Widcombe providing a range of local shops, restaurants and wine bars, together with a doctors' surgery. It is conveniently placed for easy access to Bath Spa railway station.

The UNESCO World Heritage City of Bath is on the doorstep and offers a wonderful array of chain and independent retail outlets, many fine restaurants, cafes and wine bars along with a number of well-respected cultural activities which includes a world-famous international music and literary festival, a selection of museums and art galleries and the attractions at The Roman Baths and Pump Rooms.

World class sporting facilities are available at nearby Bath Rugby and Cricket Clubs and at Bath University and there are excellent hotel, spa and gym facilities at The Gainsborough, The Priory, The Royal Crescent and Combe Grove Manor Hotels.

Macaulay Buildings is perfectly placed for easy access to a triangle of good state and independent schools which include Widcombe Infants School, King Edwards, Prior Park College and The Paragon School on Prior Park Road, along with Monkton Combe, Beechen Cliff and Ralph Allen Schools on Bradford Road. The M4 Motorway junction 18 is 10 miles to the north and Bristol Airport is 18 miles to the west.





## DESCRIPTION

Macaulay Buildings is one of the most distinctive terraces of Georgian properties within the City of Bath. Built in the late 18th Century the accommodation is laid out over 4 floors, with 2 very well-proportioned rooms on each floor providing 4 bedrooms, 3 reception rooms and a large kitchen/breakfast room.

The accommodation is well presented throughout and was maintained in meticulous order by its owner who was a professional architect. It was completely renovated in the 80s/90s with the roof and guttering being maintained in good order in the intervening period.

A feature of the property is the stunning West facing garden comprising 2 main terraces and with the potential for a garage to be erected to the rear of the property for which there is planning permission currently.

This is a quite a spectacular property and a viewing is strongly recommended by the sole agents Cobb Farr.



# ACCOMMODATION

## GROUND FLOOR

**Entrance Lobby** - With tiled flooring, glazed door leading into large reception hall.

**Reception Hall** - With stone flooring, stone staircase with mahogany handrail, detailed cornicing and window with westerly aspect.

**Drawing Room** - With large sash window, working shutters and stunning views, detailed cornicing and frieze, period marble fireplace surround, inset grate, flanked on either side by oak shelving and built-in range of book shelving.

**Dining Room** - With parquet wood flooring, large sash window, working shutters, detailed cornicing and frieze, period fireplace with marble surround, inset decorative cast iron grate, flanked on either side with recessed cabinets.

## First Floor

**Landing** - With stone flooring and roof light.

**Bedroom 1** - With coving, large sash window, superb views over the National Trust Land and beyond, 4 fitted double wardrobes with hanging space and shelving.

**Bedroom 2** - With large sash window, sealed fireplace with carved stone surround flanked on either side by recessed glazed cabinets.

**Bathroom** - With white suite comprising bath, wash hand basin with modern fittings, concealed cistern WC, ladder heated towel rail, tiled flooring, part tiled walls, Velux roof light and window over the National Trust land.

## Second Floor

**Large Landing** - With wooden flooring and large sash window.

**Bedroom 3** - Window with aspect over the open farm land and woodland beyond, 2 recessed wardrobes, downlighting and door leading through to en-suite bathroom.

**En-Suite Bathroom** - Modern white suite with bath, wash hand basin, WC, heated ladder radiator, electric heated towel rail, large wall mirror, tiled walls and flooring.

**Bedroom 4** - With apex ceiling, Velux window, recessed wardrobes, door into eaves storage and large window with superb views.

## Garden Level

**Lower Hallway** - With understairs storage cupboard.

**Kitchen/Breakfast Room** - With quarry tiled flooring, fully fitted bespoke designed Beech kitchen by Woodstock with integrated double eye level oven, Bosh ceramic hob, glazed wall cabinet, double bowl stainless steel sink unit, space for fridge freezer and glazed French doors leading out to terrace and gardens.

**Utility Room/Workshop** - This could serve as a third reception room or office. Currently fitted with washing machine/tumbler dryer, 1½ bowl stainless sink unit, range of floor and wall mounted units, stone flooring, storage cupboard and door leading into larder/wine cellar and a glazed door to front courtyard.

Door from lower hallway leads to the rear lobby.

**Rear Lobby** - With slate flooring, built-in shelving, glazed door leading into rear garden and door through to cloakroom.

**Cloakroom** - With WC and wash hand basin.

## Externally

From the kitchen, steps lead down to an upper paved terrace with lawned area bordered by shrubberies and flower beds, ornamental arch and further steps lead down to a large lower section of the garden which is lawed with further shrubberies and flowerbeds, together with mature trees, all of which has stunning views over the National Trust land and towards Prior Park.

To the rear of the garden, currently there is a hard standing area with stone wall and gates opening out to the lane to the rear, planning permission has been gained for the erection of a garage within this area for which the footings have already been put in place.

The garden is a particular feature of the property which is west facing and enclosed by stone walls. Being at the lower end of Macaulay Buildings the garden is much flatter than those further up the terrace.

To the front of the property is large, paved terrace with raised stone shrubberies and flowerbeds.

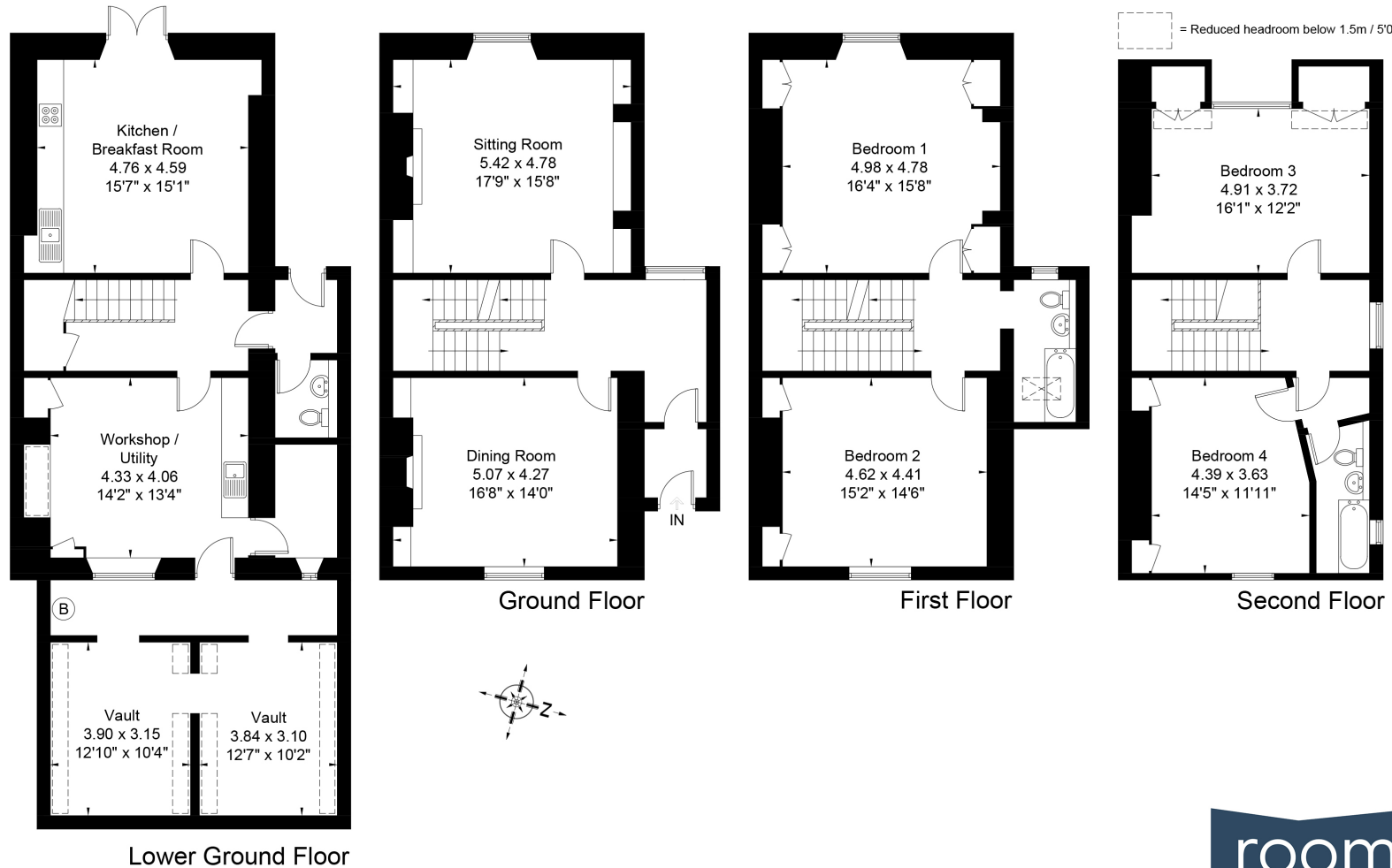
**Front Courtyard** - With double glazed roof light, Worcester gas fired boiler and opening into 2 large, vaulted stone cellars which are not damp proofed but dry.



# 9 Macaulay Buildings, Bath, BA2 6AT

Approximate Gross Internal Area = 298.4 sq m / 3212 sq ft

## FLOOR PLANS



These plans are prepared in accordance with the guidelines as set out by the RICS Code of Measuring Practice. Whilst every attempt has been made to ensure accuracy, all measurements should be treated as approximate and as such are for illustrative purposes only. Not to Scale. Photography | Drone | Video Tours | Floor Plans | Energy Performance Certificates | Design | Print | www.roomcpm.com | © Room - Creative Property Marketing Ltd 2025



### GENERAL INFORMATION

**Services:** All mains services are connected

**Heating:** Full gas fired central heating

**Tenure:** Freehold

**Council Tax Band:**

**Glazing:** Glazed throughout

**Planning:** Planning permission exists for the erection of a garage to the rear of the garden

**Parking:** Zone 9 residents parking

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