



15 Lower Camden Place

**COBB  
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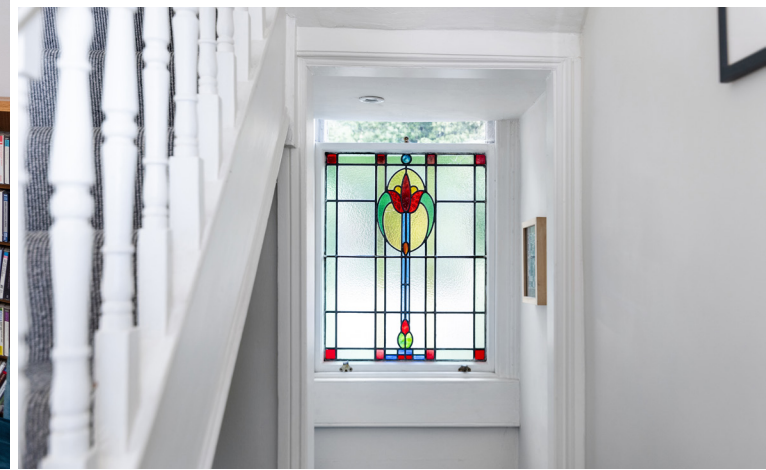
# 15 LOWER CAMDEN PLACE CAMDEN BATH BA1 5JJ

A beautifully maintained and immaculately presented 3/4 bedroom period town house, enjoying spectacular far reaching views to the rear and with a pretty, well stocked south facing ornamental garden and sun terrace.

TENURE: FREEHOLD

- 3/4 bedrooms
- Formal drawing room
- Withdrawing room/office/4th bedroom
- Family bathroom
- Contemporary wet room
- Well fitted kitchen and open plan living / dining room
- Utility room
- South facing ornamental garden with pretty sun terrace
- Wonderful far-reaching southerly views







## SITUATION

Lower Camden Place is located on Bath's highly desirable, elevated northern slopes in the fashionable area of Camden. Camden Road has a handsome blend of Georgian and Victorian architecture and stretches from Lansdown Road to the west and Eastbourne Villas to the east.

Lower Camden Place is conveniently positioned within close walking distance of the local amenities which includes a convenience store, hairdresser, public house and doctor's surgery. Many excellent schools are also within easy reach, including St Stephens and St Saviours Primary Schools, St Marks, Hayesfield and Beechen Cliff state secondaries and The Royal High School and Kingswood independent schools on Lansdown Road.

Bath city centre, which is within easy walking distance, offers a wonderful selection of chain and independent shopping and a fine selection of restaurants, cafes and wine bars. This World Heritage City is also a well-respected cultural centre with a famous music and literary festival, the newly refurbished One Royal Crescent and Holburne Museums and many pre-London shows at The Theatre Royal. World class sporting facilities are available at Bath Rugby and Cricket Clubs and at Bath University.

Transport links include a bus stop nearby with regular services into the city centre, the M4 Motorway J18 is approximately 8 miles to the north and Bath Spa Railway Station offers a direct line to London Paddington, Bristol and South Wales. Bristol Airport is 18 miles to the west.

## DESCRIPTION

15 Lower Camden Place is an attractive 4 storey town house, 1 of 4 built in 1897 and enjoying a fine aspect to the rear, enjoying magnificent views.

The property has been beautifully maintained throughout and is presented in immaculate decorative order with lovely contemporary finishes that blend beautifully with the fine period detail.

On the ground floor there is a handsome bay fronted formal drawing room to the rear with a pretty fireplace and built in cabinetry to either side, this is linked to a withdrawing room/ office to the front that could easily double as an occasional 4th bedroom if required.

On the upper floor there are 3 lovely bedrooms, the master is to the rear on the first floor and is adjoined by a spacious, particularly well-fitted bath and shower room to the front. There are 2 further bedrooms on the top floor along with a guest WC.

At garden level there is an impressive well-fitted Shaker style kitchen and large family dining area/family room. In addition, there is a beautiful contemporary wet room and a utility room.

Externally accessed from the dining area there is a pretty south facing well stocked ornamental garden and paved sun terrace which enjoys wonderful views and rear access via stone steps to Gays Hill.

## GENERAL INFORMATION

Services: All mains connected  
Heating: Gas fired central heating  
Tenure: Freehold  
Council Tax Band: F

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# ACCOMMODATION

## GROUND FLOOR

**Entrance Hall** with engineered Oak Broadleaf flooring, recessed coir matting, part panelled walls, radiator, wall mounted coat hooks, recessed ceiling spotlights and stairs with fitted carpets to both lower and first floors.

**Drawing Room** with engineered Oak Broadleaf flooring, dado rail, period cornicing, bay window to rear aspect, working fireplace with tiled surround and slate hearth, two recessed bespoke cupboards with shelving. Door to withdrawing room/study and wall mounted radiator.

**Withdrawing Room/Study/Bedroom 4** with engineered Oak Broadleaf flooring, two sash windows with fitted Plantation shutters to front aspect, radiator, period fireplace with tiled surround and tiled hearth, two recesses to either side with floating shelving and period cornicing.

Stairs with fitted carpets rise to the first floor.

## FIRST FLOOR

**Small Storage Area** with a fitted linen cupboard and a stained-glass sash window to front aspect, fitted carpet.

**Master Bedroom** with fitted carpets, bay window to rear aspect, radiator, period cornicing, period fireplace and surround with tiled hearth, two fitted wardrobes to either side.

**Bathroom** with painted floorboards, period fireplace with tiled hearth, large corner fully tiled and glazed shower unit with rain shower over, pedestal basin with fully tiled surround, wall mounted uplighting, part panelled walls, radiator, towel rail, central claw foot enameled bath with telephone style shower attachment, pedestal WC, two sash windows with Plantation shutters to front aspect, recessed ceiling spotlights.

Stairs rise to top floor with further built in shelving

## SECOND FLOOR

**Guest Cloak Room, WC,** wall mounted basin with tiled splash back, built in cupboard with electric water heater, ceiling mounted spotlights with glazed shelf mirror over.

**Bedroom 2** with fitted carpets, two sash windows to rear aspect with radiator under, period fireplace, cupboard to right, part panelled walls and access to loft.

**Bedroom 3** exposed original floorboards, period fireplace with slate hearth and cupboards to left, sash window with Plantation shutter to front aspect and part paneled walls, radiator.

Stairs with fitted carpets lead down to the lower ground floor garden level.

## LOWER GROUND FLOOR

**Large Open Plan Kitchen/Dining/Living Space** with engineered Oak flooring, two bay windows with part glazed door to garden aspect, further sash window, period fireplace with tiled surround with built in cupboards and drawers with glazed units to either side, recessed ceiling spotlights.

**Kitchen** with engineered Oak flooring, a comprehensive range of hand painted in frame bespoke units, cupboards and drawers with granite work surface, inset Belfast sink with brushed chrome swan neck mixer tap and filter tap, built in plate rack, two door gas Aga, space and plumbing for dishwasher, sash window with Plantation shutters to front aspect

with radiator under, part panelled walls with understairs storage Shaker style wall mounted coat hooks, recessed ceiling spotlights and part glazed door to utility room.

**Utility Room** with quarry tiled flooring, a range of floor and wall mounted bespoke in frame Shaker style units with wooden work surfaces, space for washing machine, four ring gas hob and Worcester combination boiler. Conservation Velux ceiling light, sash window to small front courtyard and door to courtyard.

**Wet Room** with tiled flooring and walls, wall mounted basin, WC, monsoon shower and mirrored medicine cabinet.

## EXTERNALLY

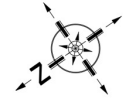
Accessed from the dining area there is a pretty paved sun terrace, enjoying magnificent views, that spans the width of the property and leads to a well-stocked ornamental garden with stone steps that lead down to rear access onto Gays Hill.




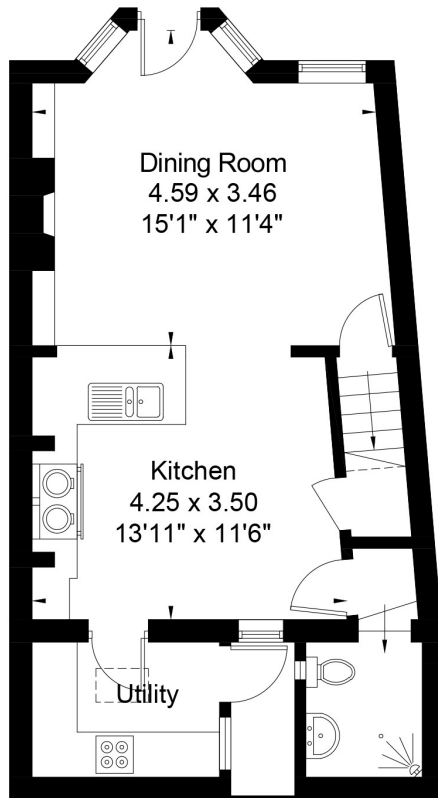
# FLOOR PLAN

15 Lower Camden Place, Bath, BA1 5JJ

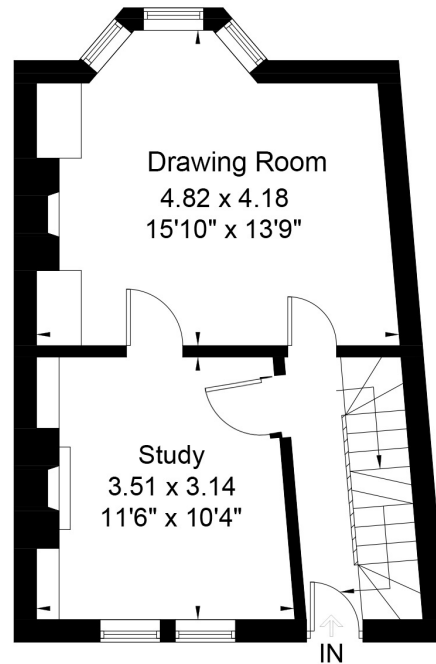
Approximate Gross Internal Area = 148.6 sq m / 1599 sq ft



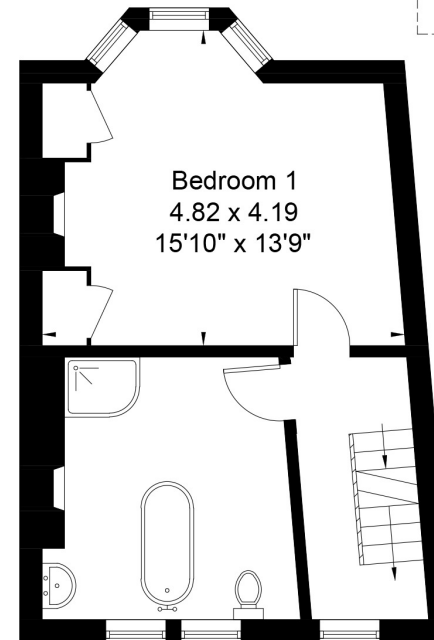
 = Reduced headroom below 1.5m / 5'0



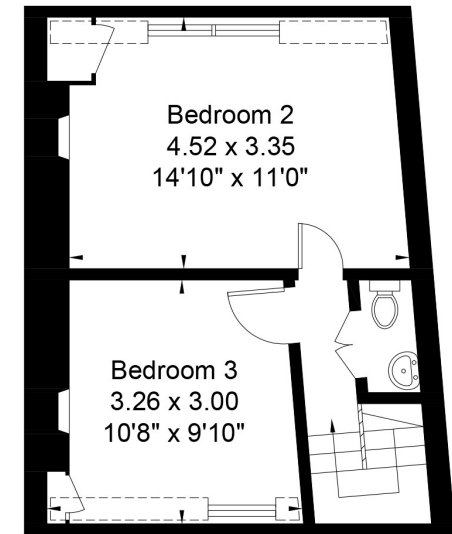
Lower Ground Floor



Ground Floor



First Floor



Second Floor

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](http://www.roomcpm.com) | © Room - Creative Property Marketing Ltd 2025







Bath Office  
35 Brock Street, Bath BA1 2LN  
T: 01225 333332 E: bath@cobbfarr.com

Bradford on Avon Office  
37 Market Street, Bradford on Avon BA15 1LJ  
T: 01225 866111 E: bradfordonavon@cobbfarr.com

[cobbfarr.com](http://cobbfarr.com)

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