

Bath Office
35 Brock Street, Bath BA1 2LN
T: +44 (0)1225 33332
E: bath@cobbfarr.com

Bradford on Avon Office
37 Market Street, Bradford on Avon BA15 1LJ
T: +44 (0)1225 866111
E: bradfordonavon@cobbfarr.com

cobbfarr.com

**COBB
FARR**

Bath & Bradford on Avon

**COBB
FARR**

Bath & Bradford on Avon

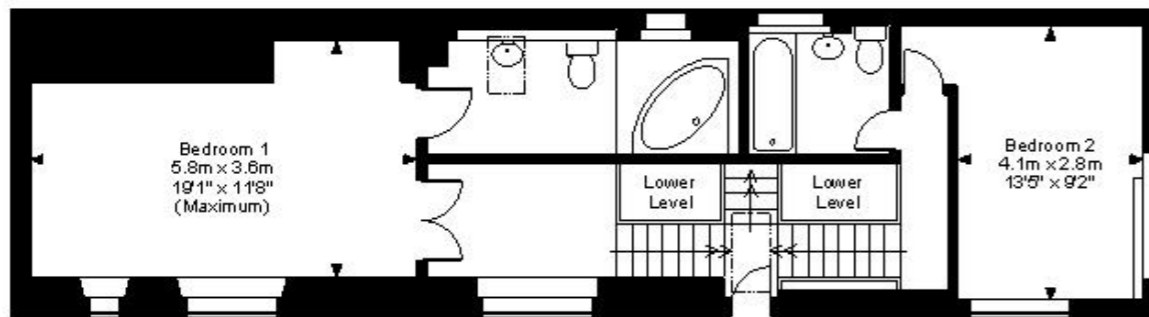
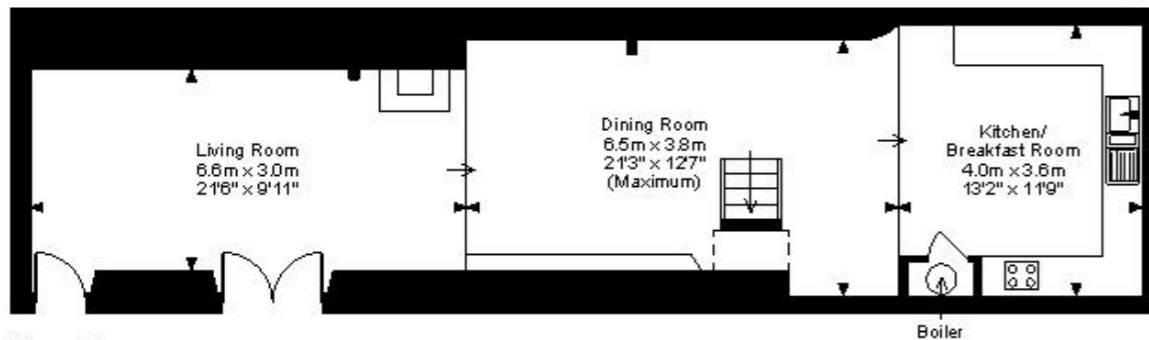
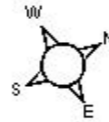
Residential Sales



Camden, Bath



The Old Bakehouse, Camden Row, Bath
Approximate Gross Internal Area
1,281 sq ft / 119 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
□□□□ Denotes restricted head height
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8188304/D/MS

The Old Bakehouse
Camden Row
Bath
BA1 5LB

A unique and sympathetically extended 2 bedroom former bakehouse, with a pretty courtyard garden and gated off- street parking, located in a fine elevated position on the cusp of Camden and Lansdown and within easy reach of Bath city centre.

Tenure: Freehold

£595,000



Situation

Camden Row is located in a fine elevated position on the cusp of Camden and Lansdown and within easy walking distance of Bath city centre and particularly well placed for easy access to excellent local state and independent schools, along with a comprehensive range of local amenities on nearby Julian Road. There is also easy access to the M4 Motorway, junction 18 which is approximately 8 miles north.

The World Heritage City of Bath, which is on the doorstep, offers a wonderful array of chain and independent retail outlets, an excellent selection of fine restaurants, cafes and wine bars and many well-respected cultural activities which include an international music and literary festival, the newly refurbished One Royal Crescent and Holburne Museums, The Roman Baths and Pump Rooms and many pre-London shows at The Theatre Royal.

World Class Sporting facilities are nearby at Bath Rugby and Cricket Clubs and at Bath University, along with an excellent local tennis and boules club in Lansdown.

The property is also within easy reach of a triangle of very good state and independent schools which include St Stephen's C of E Primary School, St Andrew's School, The Royal High and Kingswood Schools.

Communications include a direct line to London Paddington, Bristol and South Wales from Bath Spa Railway Station, the M4 Junction 18 is approx. 6 miles to the north and Bristol Airport is 18 miles to the west.

General Information

Services: All mains services are connected
Heating: Full gas fired central heating
Tenure: Freehold
Council Tax Band:A
EPC Rating: D

Important Notice: Cobb Farr, their clients and any joint agents give notice that: They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning; building regulation or other consents and Cobb Farr have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Description

The Old Bakehouse is a charming, sympathetically extended 2 bedroom, 2 storey period home, located in a quiet, tucked-away position, close to the junction of Lansdown Road and Camden Crescent.

This unusual property is approached via a gated off-street private parking space with a wrought-iron gate at the side giving access to steps leading down to the front door and a pretty paved courtyard which spans the length of the property. The mezzanine level entrance hall has exposed wooden floorboards and two sets of stairs, each leading up to a first floor bedroom and bathroom, and steps down to the spacious, c.55 ft. long, open-plan living space. To the right there is a well appointed kitchen with flagstone flooring and to the left a charming dining area and living space with patio doors leading to the courtyard garden.

On the first floor there is a particularly spacious master bedroom with a large ensuite bathroom which could be converted to create a further bedroom with access from the first-floor landing. In addition, there is a pretty dual-aspect double bedroom and separate bathroom.

Accommodation

Mezzanine level

Entrance Lobby

With exposed floorboards, skylight, stairs which rise to left and right and stairs which lead down to the living accommodation.

Ground Floor

Kitchen

With a comprehensive range of wooden units, granite-effect work surface, space for electric cooker, space for washing machine and dishwasher, integrated electric oven and 4 ring gas hob, extractor over, space for fridge/freezer, tiled splashback, wall-mounted wooden shelving, 1½ bowl inset sink with mixer tap, flagstone flooring, and built-in cupboard housing the Vaillant Eco combination boiler.

Dining Area

With radiator, parquet wooden flooring, courtesy shelving, exposed stone walls and recessed ceiling spotlights.

Living Room

With fitted coir matting, exposed stone walls, radiator, gas-fired Belfort stove, double doors to walled courtyard, further part-glazed door to courtyard and exposed beams.

Two sets of stairs rise from the mezzanine level to the first floor.

First Floor

Landing to the left

With exposed floorboards, casement double-glazed window to side aspect with radiator under and double mahogany doors leading to the master bedroom.

Master Bedroom

With exposed floorboards, 2 windows with secondary glazing to side aspect, radiator under, exposed stone walls, recessed ceiling spotlights and mahogany door through to large ensuite.

En-Suite Bathroom

With exposed floorboards, pedestal WC with tiled splashback, pedestal basin, courtesy shelf over, large cloverleaf bath with fully tiled surround, wooden panelling, window to rear aspect, extractor fan, recessed ceiling spotlights and radiator.

Landing to the right

With wooden floorboards.

Bedroom 2

With exposed wooden floorboards, windows to front and side with radiator under.

Bathroom

With exposed wooden flooring, panelled bath with shower and fully tiled surround, pedestal WC, pedestal basin, window to side aspect and radiator.

Externally

To the front there is gated off-street parking. Steps at the side of the house lead down to a very pretty well-maintained, paved and walled, well-stocked courtyard garden.