

Bath Office  
35 Brock Street, Bath BA1 2LN  
T: (+44 (0)1225 333332  
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

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Residential Sales



Lansdown, Bath

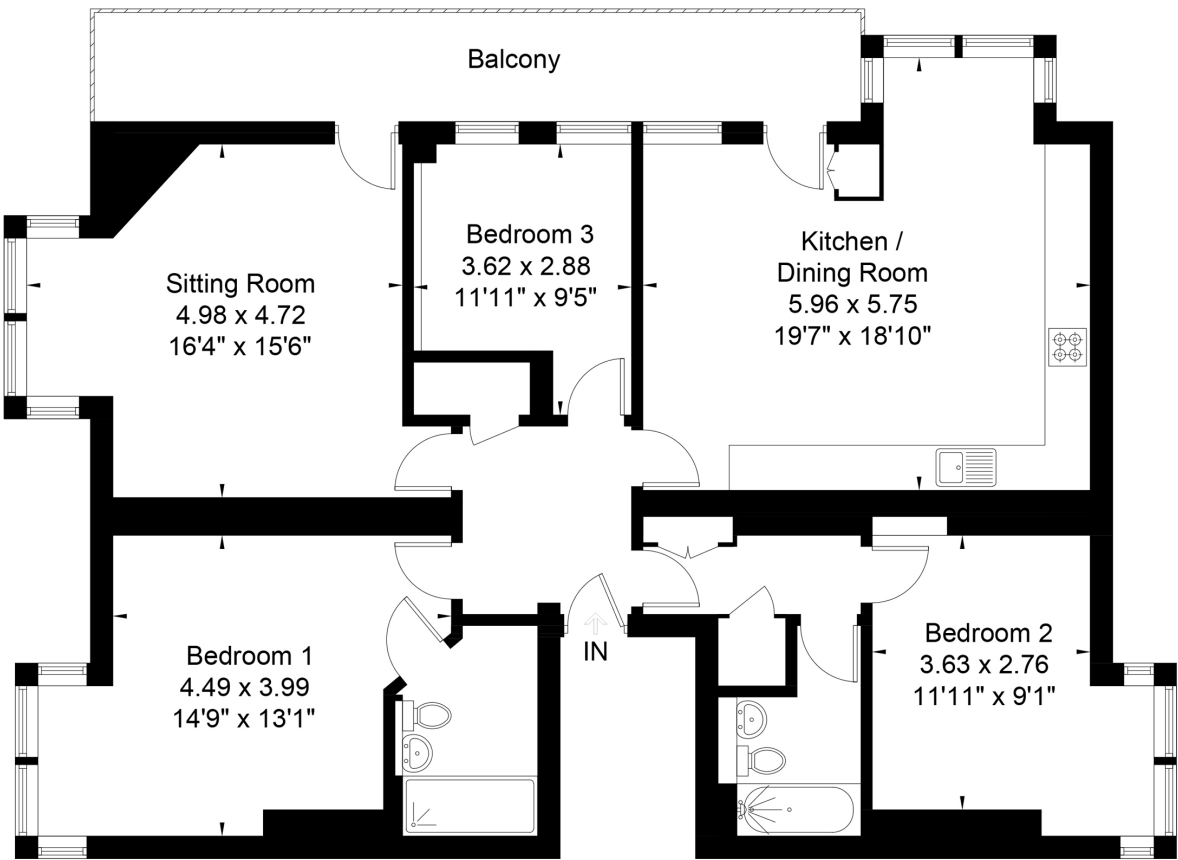






5-6 Haygarth Court, Lansdown Grove, Bath BA1 5EL

Approximate Gross Internal Area = 120.9 sq m / 1301 sq ft



First Floor

5–6 Haygarth Court  
Lansdown Grove  
Bath  
BA1 5EL

A spectacular triple aspect first floor 3 bed apartment enjoying magnificent elevated views, with a balcony, 2 private garages and beautifully manicured communal gardens located on Bath’s highly desirable Lansdown slopes.

Tenure: Leasehold

£725,000



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

# Situation

Haygarth Court is a landmark building located on Bath’s desirable northern slopes and is conveniently placed for easy walking access to Bath city centre which is approximately a ten minute walk.

The UNESCO World Heritage City of Bath provides easy access to an extensive range of chain and independent retail outlets together with a fine selection of restaurants, cafes and wine bars. There are many cultural activities available in Bath, such as the Number One Royal Crescent and Holbourne Museums, many pre–London shows at The Theatre Royal and a world–renowned music and literary festival. In addition, there are world class sporting facilities available at Bath Rugby and Cricket Clubs and at Bath University.

Bath Spa railway station provides direct access to London Paddington and the city of Bristol. Other communications include the M4 motorway junction 18 approximately 11 miles to the north of the city, which allows easy access to London, Swindon, South Wales and the Midlands via the M5. Bristol Airport is 10 miles to the west.

# General Information

Services: All mains services are connected  
Heating: Full gas central heating  
Tenure: Leasehold – 999years from 1/1/1980  
Management Company: Camden (Bath) Management Company Limited  
Management Charges: £5647.64 yearly  
Council Tax Band: E

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# Description

5 Haygarth Court is a spectacular 3 bedroom first floor apartment occupying a fine position, with a wonderful triple aspect, on the first floor of this landmark building. The property was formally 2 apartments that have been sympathetically co joined to create a fabulous uniformed space.

This handsome property is entered into a generous hallway from which all rooms lead, to the right with a large bay window and a fine westerly aspect there is a particularly spacious well fitted kitchen dining and family room which enjoys access to the large first floor balcony which spans the width of the property. To the left there is an impressive formal drawing room, also with a large bay window that enjoys magnificent elevated panoramic southerly views over Bath and access to the balcony.

The master bedroom and smart ensuite shower room also enjoy this fine aspect. In addition there is a large guest suite with ensuite facilities and a further smaller double bedroom.

Externally there are beautifully manicured communal gardens and grounds along with 2 private garages that belong to the property.

# Accommodation

## Ground Floor

The property is entered into well–maintained elegant communal areas with post boxes for all flats and internal glazed door through to the internal entrance hall with stairs with fitted carpets rising to the first floor.

## First Floor

### Entrance Hall

With fitted carpet, doors to all rooms, wall mounted intercom system, large built–in storage cupboard with plumbing for washing machine and built–in water softener.

### Living/Kitchen/Dining Room

With Oak flooring, a comprehensive range of high gloss contemporary floor mounted units with granite worksurfaces and upstand, integrated double Neff oven, halogen hob with extractor over, integrated Neff dishwasher, fridge and freezer, inset Belfast sink and stainless steel swan neck mixer tap, large bay window to side aspect with radiator under, further sash window to side aspect with radiator, further shelved storage area, recessed ceiling spotlights and glazed door to balcony.

### Drawing Room

With fitted carpet, large bay window to rear aspect overlooking the communal gardens and enjoying the most beautiful, elevated, panoramic views of Bath towards Prior Park, radiator under, wall mounted uplights, further radiator and glazed door through to balcony.

### Bedroom 1

With fitted carpet, large bay window with radiator under to rear aspect enjoying the magnificent views, built–in overhead storage and door through to en–suite shower room.

### En–Suite Shower Room

With fully tiled marble flooring and walls, large double sized fully tiled and glazed shower unit with rain shower over, recessed ceiling spotlights, extractor fan, pedestal basin, pedestal WC, inset courtesy lit mirror, marble shelf and wall mounted heated towel rail.

### Bedroom 2/Guest Suite

With fitted carpet, large bay window to front aspect, radiator under, built–in shelving, large cupboard housing the hot water tank, further built–in wardrobe and recessed ceiling spotlights.

### Bathroom

With fully tiled marble floors and walls, large panelled bath with glazed shower screen, rain shower over, extractor fan, pedestal WC, pedestal basin, inset courtesy lit mirror, marble shelf and ladder effect heated towel rail.

### Bedroom 3

With fitted carpet, 2 sash windows to balcony aspect and recessed ceiling spotlights.

## Externally

Accessed from both the kitchen and drawing room, there is a beautiful first floor balcony which spans the width of the property.

In addition there are beautifully manicured communal grounds along with 2 private garages and parking to the front.

