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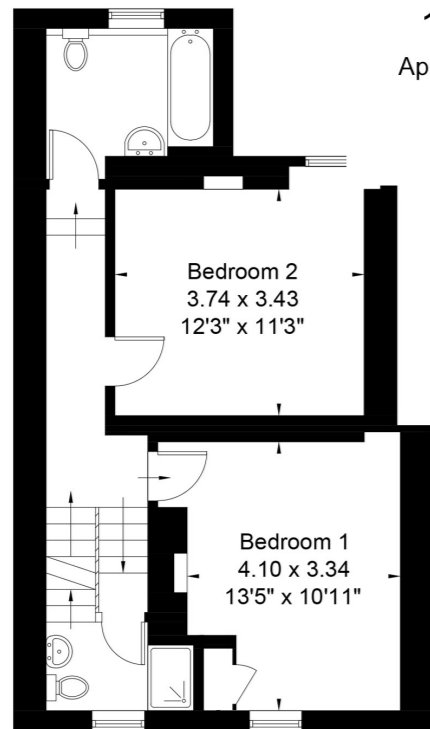
Residential Sales



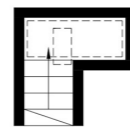
Camden, Bath



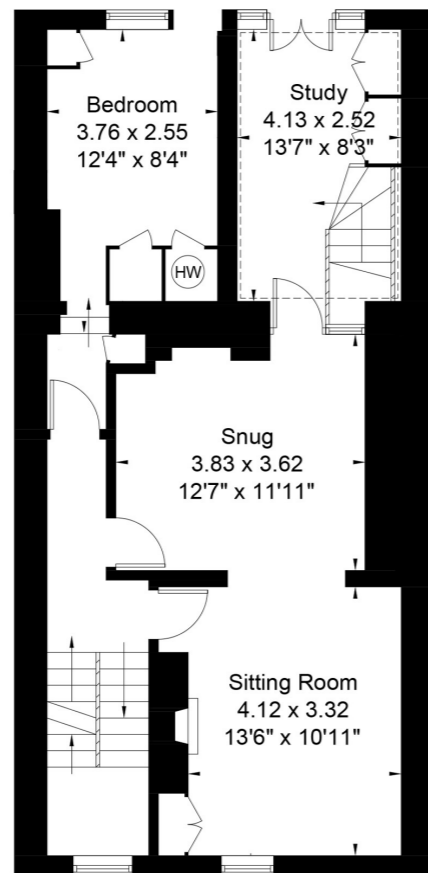
12 Prospect Place, Bath, BA1 5JD  
Aproximate Gross Internal Area = 160.8 sq m / 1731 sq ft



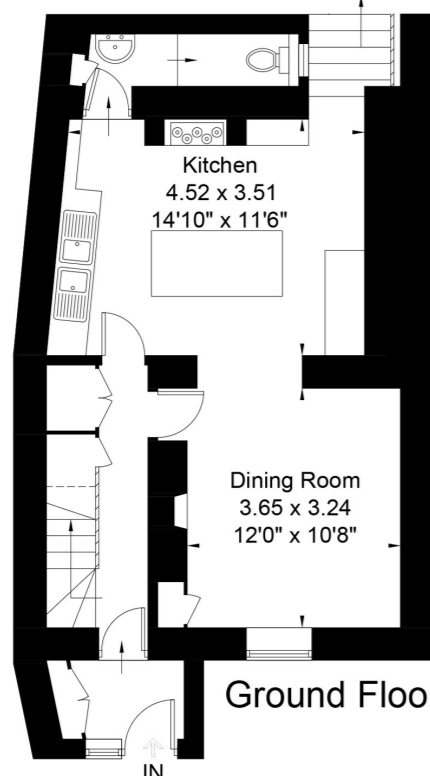
Second Floor



Mezzanine



First Floor



Ground Floor

12 Prospect Place  
Camden Rd  
Bath  
BA1 5JD

A stylish and deceptively spacious Grade II listed end of terrace town house, with a lovely terraced landscaped garden, located in a fashionable residential area within easy walking distance of Bath city centre.

Tenure: Freehold

**Guide Price**

**£950,000**

## Situation

Prospect 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. Prospect Place is conveniently positioned within close walking distance of the local amenities on Camden Row 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, Haysfield and Beechen Cliff state secondaries and The Royal High School and Kingswood private 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.

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## General Information

Services: All main services are connected

Heating: Gas fired central heating.

Tenure: Freehold

Council Tax Band: F

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## Description

12 Prospect Place is an attractive end of terrace Grade II listed town house which has been comprehensively refurbished throughout and offers, stylish and flexible accommodation, retaining a wealth of period detail, arranged over 3 floors.

On the ground floor there is a beautiful bespoke hand painted Shaker style kitchen which centres around a handsome island, this is linked to a cosy open plan dining room which over-looks the garden to the front. Stairs rise to the rear to a pretty garden room which leads to the sun terrace and rear garden.

On the first floor there is charming formal drawing room and withdrawing room which leads to the garden room to the rear. There are 2 lovely double bedrooms on the top floor along with a further smaller double/office, a generous family bathroom and further shower room. In addition, conveniently there is a guest cloakroom on the ground floor.

Externally to the front there is a pretty par terre gated garden and to the rear accessed from the garden room there is a paved sun terrace which spans the width of the property with steps that rise to a 3 tier landscaped garden with mature well stocked borders, a timber framed summer house and garden shed.

## Accommodation

### Ground Floor

#### Entrance Lobby

With natural stone flooring, recessed coir matting, panelled walls and cupboard housing utilities.

Door through to entrance hall:

#### Entrance Hall

With natural stone flooring, understairs storage cupboards, large utility cupboard housing the washing machine and tumble dryer and stairs with fitted carpet which rise to first floor.

Part glazed door through to kitchen and door to dining room.

#### Dining Room

With natural stone flooring, period fireplace and surround, cupboards to left, sash window to front aspect with working shutters, radiator under, recessed ceiling spotlights and walk way through to kitchen.

#### Kitchen

With natural stone flooring, radiator, recessed ceiling spotlights, a comprehensive range of hand painted shaker style units, central island, breakfast bar, granite worksurfaces, upstands and splash backs, inset double Belfast sink, stainless steel swan neck mixer tap and shower tap, integrated appliances include dishwasher, fridge/freezer and double range oven with 6 induction ring hob and extractor over. Door through to guest cloakroom.

#### Guest Cloakroom

With natural stone flooring, pedestal WC, rectangular wall mounted basin, recessed ceiling spotlights and extractor fan.

Natural stone steps rise to garden room/office.

### First Floor

#### Garden Room/Office

With natural stone flooring, large built-in cupboards, wall mounted lighting and glazed doors to garden.

#### Withdrawing Room

With solid wood flooring, period fireplace, dado rail, shelving and walkway through to drawing room.

#### Drawing Room

With solid wood flooring, sash window to front aspect, dado rail, radiator, period fireplace and surround, recessed cupboards to left and recessed ceiling spotlights.

#### Landing

With fitted carpet.

#### Bedroom 3

With solid wood flooring, built in cupboards, panelled wall, large built in airing cupboard housing the hot water tank, further cupboard housing combination boiler, sash window to rear aspect and radiator under.

stairs with fitted carpets rise to the second floor.

### Second Floor

#### Landing

With fitted carpets

#### Bedroom 1

With fitted carpet, dado rail, recessed ceiling spotlights, period fireplace and surround, sash window to front aspect, radiator and fitted cupboard.

#### Bedroom 2

With fitted carpet, period fireplace and surround, sash window to rear aspect with radiator under.

#### Family Bathroom

With natural stone flooring and walls, panelled bath, glazed shower screen, handheld shower screen over, sash window to rear aspect, heated towel rail, radiator, rectangular basin set into shelved vanity unit, wall mounted mirror over, recessed ceiling spotlights, concealed cistern WC with display shelf over.

#### Shower Room

With natural stone flooring, concealed cistern WC set into basin cupboard vanity unit, sash window to front aspect with plantation shutters, fully tiled and glazed shower unit with handheld and wall mounted shower, extractor fan, wall mounted heated towel rail and stairs with fitted carpets rise to mezzanine level storage area.

#### Mezzanine Level

Storage area with Velux window.

## Externally

To the front there is a pretty gated parterre garden and to the rear, accessed from the garden room there is a paved terrace which spans the width of the property and steps which rise up to 3 further terraces with attractive well stocked borders, a timber framed summerhouse, timber framed shed and further built in storage areas.

