

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



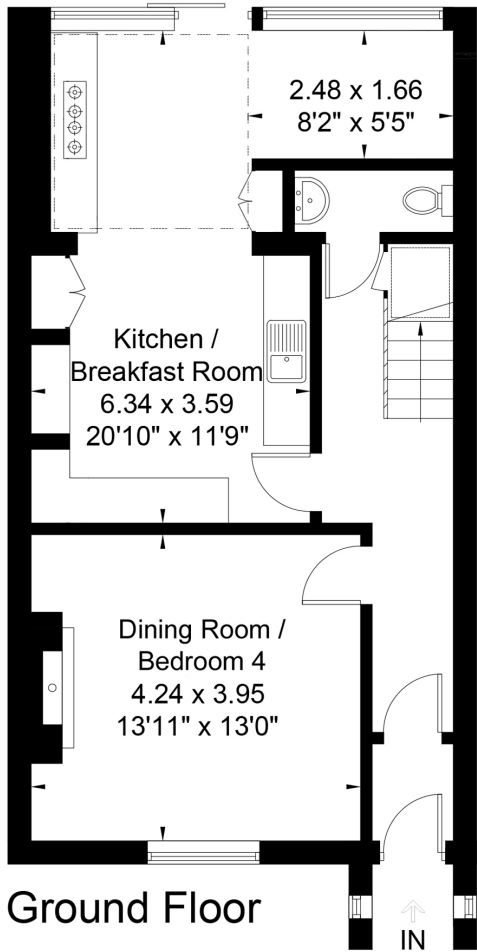
Camden, Bath



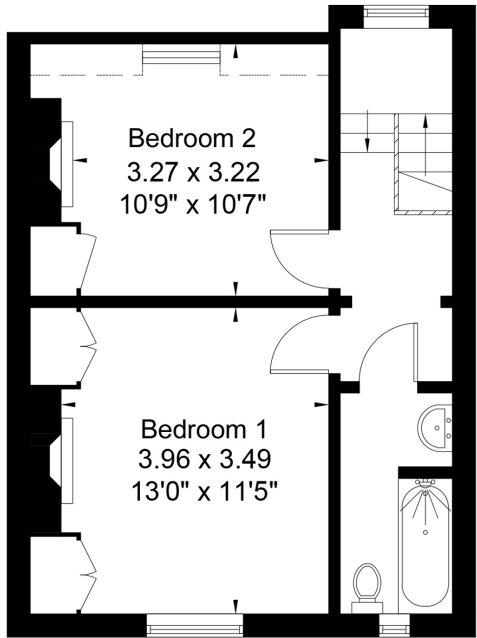


9 Frankley Buildings, Bath, BA1 6EG

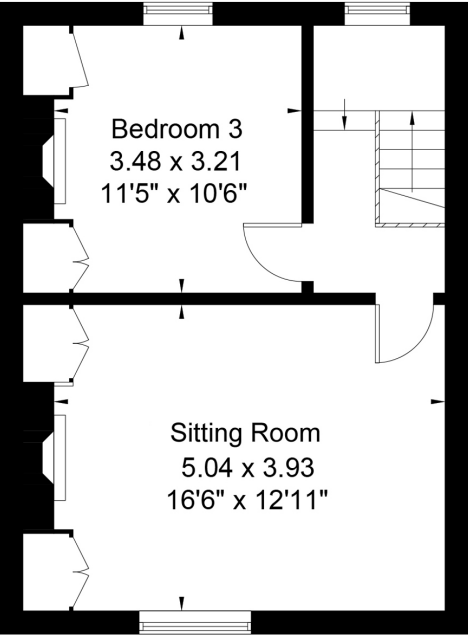
Approximate Gross Internal Area = 139.2 sq m / 1498 sq ft



Ground Floor



Second Floor



First Floor



9 Frankley Buildings
Bath
BA1 6EG

A beautifully refurbished and tastefully presented 3/4 bedroom townhouse located in the fashionable Camden area of Bath, within easy reach of Bath city centre, close to excellent local amenities and enjoying wonderful elevated far reaching westerly views.

Tenure: Freehold

Offers in Excess of
£899,000

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

Frankley Buildings is located in Camden, a fashionable residential area on Bath's sought after northern slopes. This popular neighbourhood is well placed close to excellent local amenities and within easy walking distance of Bath city centre. On the doorstep there is a convenience store, hairdressers, chemist, doctors and public house and in nearby Larkhall village there are a comprehensive amenities which includes a delicatessen, primary and senior school, community centre, independent theatre, an award winning organic butchers and a national chain supermarket. There is also a regular local bus service into the city centre.

The UNESCO World Heritage City of Bath offers a wonderful array of chain and independent retail outlets, many excellent restaurants, cafes and wine bars, a number of well-respected cultural activities including the nearby, newly refurbished, Holburne and One Royal Crescent Museums, the Roman Baths and Pump Rooms along with a famous international music and literary festival

World class sporting facilities are available at nearby Bath Rugby and Cricket Clubs and at Bath University.

Communications include a direct line to London Paddington, Bristol and South Wales from Bath Spa Railway Station which is a 20 minutes' walk away. The M4 motorway junction 18 is approximately 8 miles to the north and Bristol Airport is 18 miles to the west.

General Information

Services: all mains services are connected
Heating: Gas fired central heating
Tenure: Freehold
Council Tax Band: E

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Description

9 Frankley Buildings is an attractive Grade II listed town house retaining a wealth of period details and of lovely proportions. The accommodation has been comprehensively refurbished and benefits from being tastefully presented throughout, with flexible family spaces arranged over 3 floors.

On the ground floor there is an impressive, sympathetically extended, Shaker style kitchen / breakfast room to the rear which leads out through wall to wall glazed sliding doors onto a raised decked sun terrace. To the front there is a charming formal dining room with a period fireplace, working shutters and log burner, which overlooks the pretty garden and sun terrace. In addition, there is a guest cloakroom and under stairs storage area.

The formal sitting room is on the first floor and enjoys wonderful westerly far-reaching views to the front and has a beautiful period fireplace and a wood-burning stove with bespoke fitted cupboards and shelves to either side. To the rear there is a further pretty bedroom which is currently being used as an at home office space. There are 2 further lovely light and airy double bedrooms on the top floor along with an attractive bath and shower room with contemporary mosaic and bistro tiles.

Externally to the rear there is a lovely secluded raised and decked sun terrace and to the front there is a pretty westerly level lawned and gated garden with mature borders and a charming sun terrace that spans the width of the property.

Accommodation

Ground Floor

Entrance Lobby

With checkered ceramic tiled flooring, part glazed door through to formal entrance hall.

Entrance Hall

With radiator, wall mounted coat hooks, understairs cupboard and stairs which rise to first floor.

Dining Room

With fitted carpet, sash window with working shutters to front aspect, Bath stone surround fireplace with tiled hearth, fitted woodburning stove, 2 arched recesses to either side, period cornicing, central ceiling rose and contemporary wall mounted radiator.

Kitchen/Breakfast Room

With natural stone flooring, a comprehensive range of contemporary Shaker style floor and wall mounted units, cupboards and drawers, composite granite worksurfaces and upstand, recessed fireplace, inset Belfast sink with brass swan-neck mixer tap, integrated washing machine, integrated fridge/freezer, integrated double Bosch ovens, Neff induction hob with extractor over, wall mounted lighting and recessed ceiling spotlights. Recessed breakfast area with wall-to-wall windows, wall mounted shelving, floor to ceiling wall-to-wall sliding doors to rear decked sun terrace.

Guest Cloakroom

With chequered tiled flooring, pedestal WC and basin with tiled splashback, part panelled walls, recessed ceiling spotlights and extractor fan.

Stairs with fitted carpets rise to the first floor.

First Floor

Landing

With sash window to rear aspect and fitted carpets.

Formal Drawing Room

With fitted carpets, period fireplace and surround with slate hearth, wood burning stove, two arched recessed bespoke cupboards and shelves to either side, radiator, sash window to front aspect, and period coving.

Bedroom 3

With painted floorboards, sash window to rear aspect, two built-in cupboards (one housing the Worcester condensing boiler) period fireplace and surround with slate hearth and radiator.

Stairs with fitted carpets rise to the top floor.

Second Floor

Landing

With fitted carpets and loft access.

Bedroom 1

With original floorboards, period fireplace and surround with slate hearth, two built-in bespoke cupboards to either side, sash window to front aspect and radiator.

Bedroom 2

With fitted carpets, sash window to rear aspect with radiator under, period fireplace and surround with slate hearth, built-in cupboard to left and fitted shelves to the right, recessed ceiling spotlights.

Bathroom

With mosaic tiled flooring, bistro style tiled walls, panelled bath with fully tiled surround, glazed shower screen with handheld and rain shower over, pedestal WC, pedestal basin set into cupboard vanity unit, heated towel rail and radiator, casement window to front aspect, recessed ceiling spotlights and extractor fan. There is also additional loft access.

Externally

To the front there is a pretty gated, walled garden with a paved sun terrace that spans the width of the property along with a level lawn and mature borders. To the rear accessed from the breakfast area there is an attractive secluded raised sun deck and BBQ area.

