

Upper Camden Place

Bath, BA1



A beautifully refurbished Grade II listed Georgian family home with superb views of the city.

Summary of accommodation

Ground floor Hall | Kitchen | Dining Room | Utility | Bedroom/Office with en-suite

First floor Sitting Room | Principal Bedroom with en-suite

Second floor 2 Bedrooms | Bathroom | Loft | Storage

Outside Terraced front and rear gardens | Inner Courtyard

Distances

M4 (J17 or 18) 10 miles, Central Bath 1 mile (All distances are approximate).

Situation

Upper Camden Place is on Bath's highly desirable northern slopes in the fashionable area of Camden. There are local shops and a pub nearby. The city centre is a short walk downhill, offering easy access to all of Bath's shops, restaurants, bars and entertainment facilities and its wide range of cultural attractions. In the other direction is Larkhall village, with a supermarket, delicatessen, bookstore, café and pharmacy. There is also a huge range of sporting opportunities in and around Bath, including golf, cricket, horse racing and rugby. A number of good state and independent schools are within easy reach, including Kingswood and The Royal High School. A few minutes walk from Camden are the open spaces of Camden Meadow and Hedgemoor Park.

The House

One of a beautiful terrace of Georgian houses set back and above Camden Road, number 16 is in an elevated position behind garden walls. An attractive, terraced front garden rises to the front door.

Inside, an elegant hallway has original bannisters, under-stairs coat-cupboard and engineered oak flooring that flows into the rest of the ground floor accommodation. The dining room has a triple bay with views to the front garden terrace. The windows here have unusual vertical sash shutters, which are discreetly hidden. This property has many charming features, including quality carpentry in the built-in bookcases, attractive fireplaces and decorative details.



The adjoining Harvey Jones kitchen has an island unit, Carrara marble worktops, and a double butler's sink placed by a window with views into the inner courtyard. White goods are built in, including deep drawers and a larder-style pantry. There's a practical utility room with storage and space for an additional freezer. At the rear of the house is a stylish office space/fourth bedroom with en-suite, with limestone flooring and full-height glazing along one wall, with a door opening onto the courtyard.

Upstairs, there's rear garden access from the half landing, and on the first floor, there is a spacious sitting room with a feature fireplace and three floor-to-ceiling windows with outstanding views across the city and the hills beyond. The bedroom suite has original built-in wardrobes and a fireplace; the en-suite has a large bath beneath the window, a big family shower with a skylight window above it, and a feature wall of Bath stone.

The second floor has two further bedrooms and a 'Jack-and-Jill' bathroom, allowing it to be an en suite to one bedroom and accessed from the hallway for the other bedroom. There are two large loft spaces, one accessed via a pull-down ladder, with capacity for abundant storage.

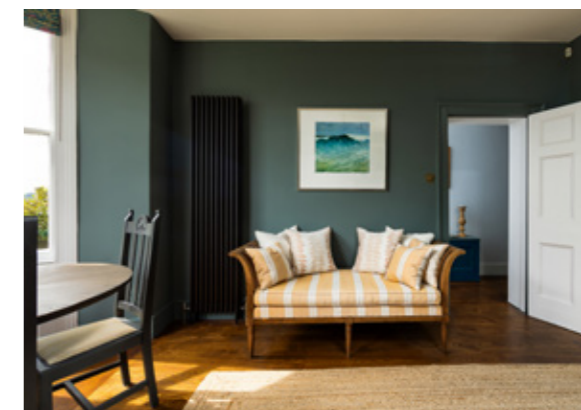
Gardens and Grounds

From Camden Road, a wrought iron gate opens on to the front garden, with steps up and around several deep flowerbeds filled with mature planting to the paved terrace at the top. A pretty pink Magnolia tree provides some shade for al fresco dining. It's a private space with walls and planting on both sides and stunning views across the valley to the hills.

The rear west-facing garden, which has been newly re-designed and landscaped, is accessed from the first half landing via a glazed door to the new millboard decking that forms the first level of the walled terrace garden. Steps up one side lead to two further terraces, enclosed with new iron railings, a rose arch, and plenty of attractive plantings such as jasmine, lavender and climbing roses. The main seating terrace at the top is a quiet and secluded spot, bathed in sunshine for much of the day.

Directions (Postcode BAI 5HX)

From Queen Square, proceed up Gay Street and follow the road round to the right along George Street. At the traffic lights/junction, turn left onto Lansdown Road and continue up the hill, turning right onto Camden Crescent. Go past the junction with St.Stephen's Rd. on the left and continue along Camden Road. Upper Camden Place is on the left-hand side of the road, raised up behind high walls.







Property information

Services We are advised that mains water, electricity, gas and drainage are connected to the property.

Method of Sale We are advised that the property is Freehold.

Local Authority Bath and North East Somerset - 01225 477000

Council Tax Band F

Viewings Strictly by prior appointment with the Knight Frank, LLP



Approximate Gross Internal Floor Area

Total Area: 181 sq m / 1,948 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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