

# 1 Macaulay Buildings

Bath





# An immaculately presented Grade II listed Georgian townhouse just an easy walk to Bath Spa Station and the city centre.

Bath City Centre | 1.1miles Bath Spa Railway Station | 0.8mile, M4 (J18) | 11.7miles  
(All distances are approximate).



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## Summary of accommodation

### Main House

**Basement:** Kitchen | Larder | Family room | Conservatory/Dining room | Vault | WC | Utility room

**Ground Floor:** Hallway | Sitting room | Drawing room

**First Floor:** Principal bedroom | Second bedroom | Family bathroom

**Second Floor:** Three further bedrooms | Bathroom

### Outside

Double garage | Walled garden



## Situation

Times and distances are approximate.

Located to the south of Bath, Macaulay Buildings is a stunning Georgian Terrace situated in the sought after area of Widcombe which has a strong community presence.



Bath city centre is a short stroll downhill, while the location offers easy access to the M4, Bristol, the Cotswolds and beyond. The mainline train station to London Paddington makes commuting to London very accessible.



Bath is a World Heritage City with a wide range of historic and cultural attractions, shops, restaurants, theatres and entertainment facilities.



There are a huge range of sporting opportunities including golf, cricket, horse racing and rugby and a good selection of highly rated private and state schools.





## The Property

This newly refurbished townhouse is full of character and has amazing views overlooking National Trust land to the front of the property and private land to the rear. This gives it a rural feel yet still so close to the city centre, making it a perfect family home.

The property covers four floors and showcases a wealth of original period features, including fireplaces and large sash windows. On the ground floor, the house opens to a flagstone entrance hall that leads to a charming drawing room with large sash windows overlooking parkland and the city. The sitting room is well sized, light and overlooks the garden and terrace.

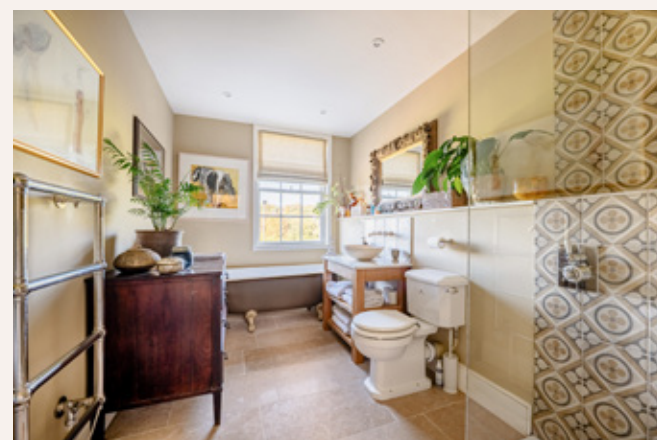
An elegant staircase leads down to the large basement. There is a well equipped kitchen with Lacanche oven, Fisher & Paykel fridge freezer, flag stoned flooring, central island with granite top and a coveted walk in larder. There is a cosy snug which opens into the conservatory hosting the dining room table. There is a WC, separate utility room and access to the double garage. This kitchen and conservatory has the benefit of underfloor heating. The tanked vault could be used for wine or additional storage.

Ascending the stunning, light filled staircase to the first floor, there is a landing with storage cupboard. The principal bedroom to the side of the house has a fireplace and fitted cupboard. The second bedroom has a slate fireplace, fitted cupboards, and a curved bay window overlooking parkland with views of the city beyond. Off the landing is a family bathroom with separate rolltop bath and shower.

There are three good sized bedrooms on the second floor that have views of the surrounding parkland. A second bathroom completes this floor.

This home effortlessly blends elegance with practicality with its period detailing, large sash windows and generous layout creating both timeless beauty and modern comfort.





## Gardens and Grounds

The pretty walled garden includes a generous flat lawn with mature shrubs and trees which offers privacy and character.

Beyond the conservatory there is a large terraced area suitable for outdoor entertaining and panoramic views in all directions. The double garage is accessed at the rear of the property via Prospect Road. This houses the boiler and offers plenty of additional storage space.

## Property Information

**Tenure:** We are advised that the property is Freehold.

**Guide Price:** £1,950,000

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

Car parking permits for 2 cars available to order from the local council.

**Local Authority:** Bath and North East Somerset - 01225 477000

**Council Tax Band:** G

**EPC:** D

**Postcode:** BA2 6AS

**Directions:** From Bath City Centre, head to Churchill Bridge Roundabout and take the 1st exit to Claverton St/A36. Turn right onto Widcombe Hill. Travel directly up Widcombe Hill to Macauley Buildings on the right.

**Viewings:** Strictly by appointment with Knight Frank LLP.



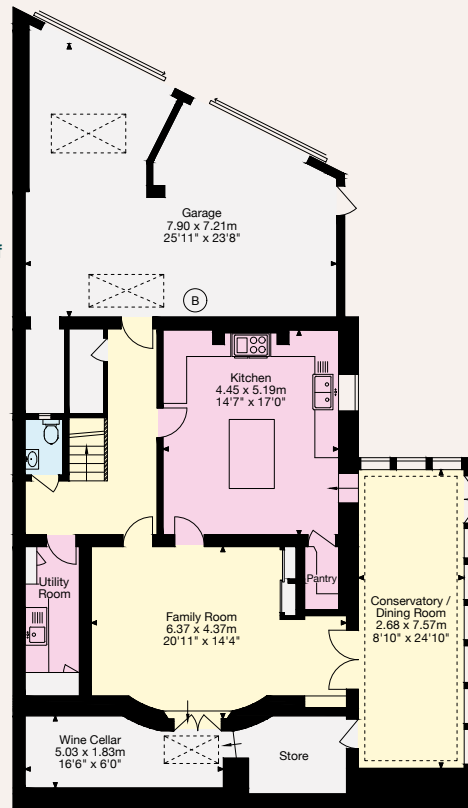
**Approximate Gross Internal Floor Area**

Main House: 325 sq m / 3,498 sq ft

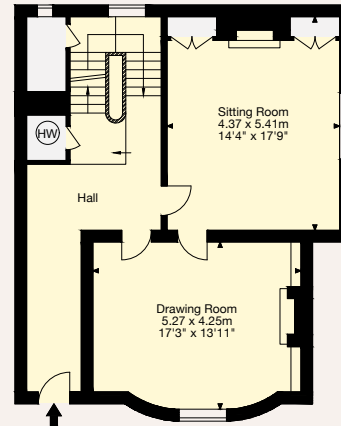
Garage: 42 sq m / 452 sq ft

Total Area: 367 sq m / 3,950 sq ft

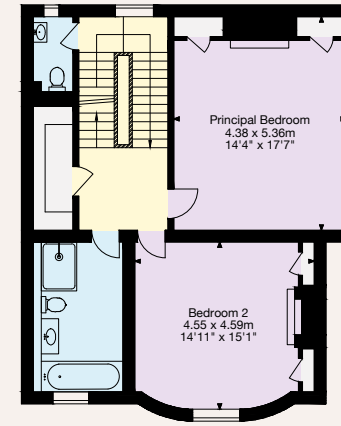
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



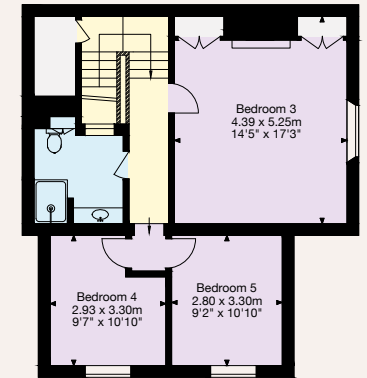
Lower Ground Floor  
(Garden Level)



Ground Floor



First Floor



Second Floor

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I would be delighted to tell you more

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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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Particulars dated November 2024. Photographs and videos dated October 2024.

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