



12 BEAUFORT WEST

Bath, BA1



A GRADE II LISTED, GEORGIAN TOWNHOUSE IN LARKHALL.

A five bedroom townhouse with kitchen and dining room on the ground floor - a rare and sought-after feature.

			EPC
4-5	3	3	D

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

Local Authority: Bath & North East Somerset Council

Council Tax: G for the main house., A for the lower ground floor flat.

what3words: ///happy.slick.moss

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

Viewings: Strictly by prior appointment with the agent Knight Frank LLP.



SITUATION

Beaufort West sits in the heart of Larkhall village, just 1.2 miles from central Bath. Larkhall has a thriving, friendly community and an excellent range of independent shops including a delicatessen, bookshop, supermarket and pharmacy, as well as two pubs and a café. The village also benefits from a theatre, community hall and a choice of schools for all ages.

Nearby Alice Park is popular with families, offering a play area, tennis courts and a café. Larkhall is well placed for commuters, with good access to the M4 and Bath Spa station. There are several well-regarded pre-schools and primary schools nearby, plus an excellent selection of both state and independent senior schools in Bath and the surrounding area.







THE HOUSE

This classic Georgian townhouse sits back from London Road behind generous front gardens, with rear access via St Saviours Road through the garage. Inside, high ceilings, ornate detailing and an original staircase showcase its period character. The ground-floor kitchen and dining room enjoy double-aspect garden views. The kitchen has handmade Plain English units, mixed worktops, a double ceramic sink and a gas range cooker set into the chimney breast. The dining room features a wood-burning stove, fitted bookcases and views of magnolia trees, with wedding doors enabling open-plan or separate use. This floor also includes a WC, utility room and garden access.

On the first floor, the drawing room has two sash windows, shutters and a wood-burner, connecting to a withdrawing room/bedroom. The second floor offers the principal ensuite bedroom and a third bedroom, with a fourth bedroom and family bathroom above. The lower ground floor, currently an Airbnb, has independent access, a kitchen/living room, bedroom, shower room, WC and courtyard with vaulted utility storage.



OUTSIDE

At the front, mature hedging provides privacy, with a wrought-iron gate opening onto a path leading to the front door. The garden is mainly lawn, with shrubs and two magnolia trees. Steps concealed behind the iron railings lead down to the lower ground-floor entrance.

The rear garden is walled and arranged over two levels. A paved terrace is ideal for outdoor dining, with steps rising to a lawned area with raised flower beds. Evergreen climbers cover the rear wall and a door opens into the garage. The garage offers space for two cars, with an additional parking space in front on St Saviours Road.







Beaufort West

Bath, Somerset

Gross Internal Area (Approx.)

Main House (excl. Vaults) = 248 sq m / 2,669 sq ft

Garage = 35 sq m / 376 sq ft

Total Area = 283 sq m / 3,045 sq ft



Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2026.

01225 325 999

4 Wood Street, Queen Square
Bath BA1 2JQ
bath@knightfrank.com

We would be delighted
to tell you more.

Sam Daniels
01225 325 992
sam.daniels@knightfrank.com

Knight Frank Bath
4 Wood Street, Bath
BA1 2JQ

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated March 2026. Photographs and videos dated March 2026. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.