
The Old
Bakehouse
WentWorth
Estate Agents



The Old Bakehouse Camden Row, Bath, BA1 5LB

▪ Spacious, semi-detached, two storey period property ▪ Two double bedrooms, two bathrooms ▪ Open-plan living, dining and breakfast kitchen ▪ Gated driveway parking ▪ Situated in lower Lansdown, a short walk from the City Centre ▪ Pretty walled courtyard garden

Price guide £550,000

Location
The Old Bakehouse is pleasantly situated on the lower slopes of Lansdown, between Camden Crescent and Lansdown Road, a short walk from Bath city centre.
Bath is a World Heritage Site, famed for its Georgian architecture and hot springs, and has an excellent range of shopping, dining and entertainment facilities. It also has a good selection of both state and public schools and two universities. London Paddington is about 1 hour and 20 minutes away by train and Junction 18 of the M4 is approximately ten miles north.

Internal Description
This truly unique and charming property is entered at a mezzanine level with stairs leading up to the first floor and down to the open-plan living and dining areas and kitchen. The living area is warm and inviting, enhanced by exposed stone walls and a generous ceiling height and has French doors as well as a second feature door which lead out into the courtyard. The dining area boasts woodblock flooring and offers plenty of space for informal dining or formal hosting, while the breakfast kitchen benefits from recycled flagstone flooring, wooden shelving and cabinetry. Two sets of stairs lead up to the first floor from the mezzanine level. Those to the left lead to a wide landing with double doors into a spacious bedroom which has a large ensuite bathroom. There is scope here to create a third bedroom (subject to the relevant permissions). The stairs to the right lead to the family bathroom and a second, generous double bedroom which enjoys a dual aspect. There are views from the first floor across to the southern slopes of the City.

External Description
To the front of the property you will find a gated driveway, for one car, quite a rarity in the centre of Bath. Take the stone steps down and you will find a pretty and sunny courtyard garden, set over different levels, a perfect space for relaxing or entertaining.

Additional Information
Tenure - Freehold
Council Tax Band - A
Council - BANES
EPC - D

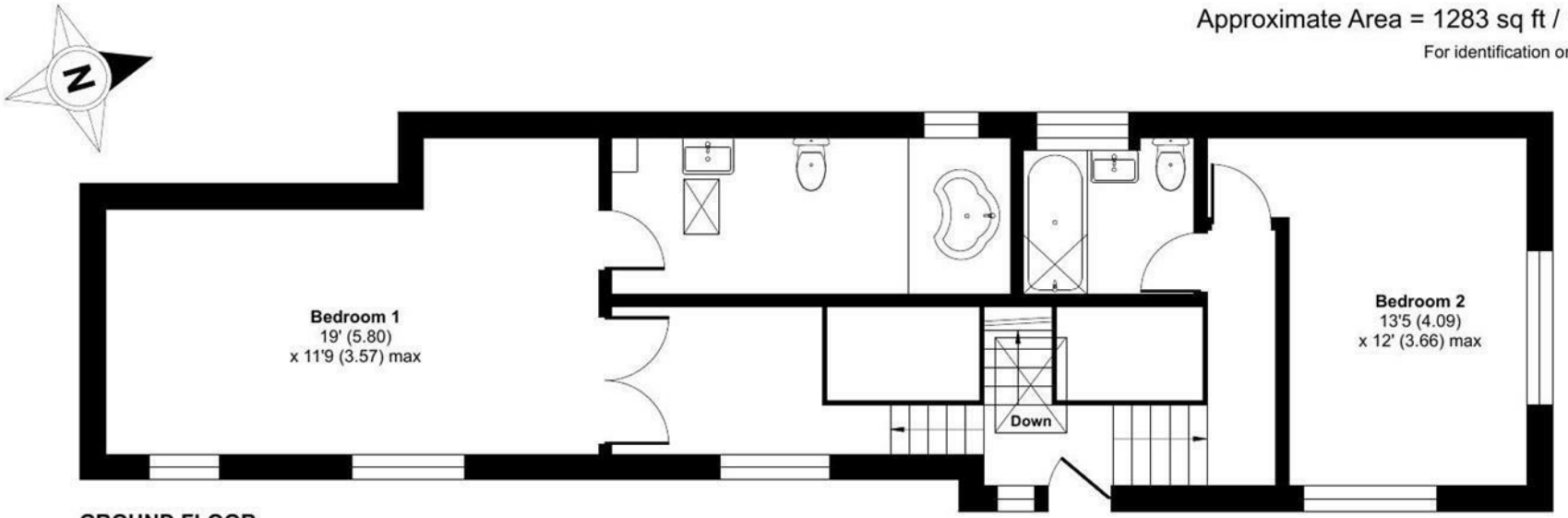
Agents Note
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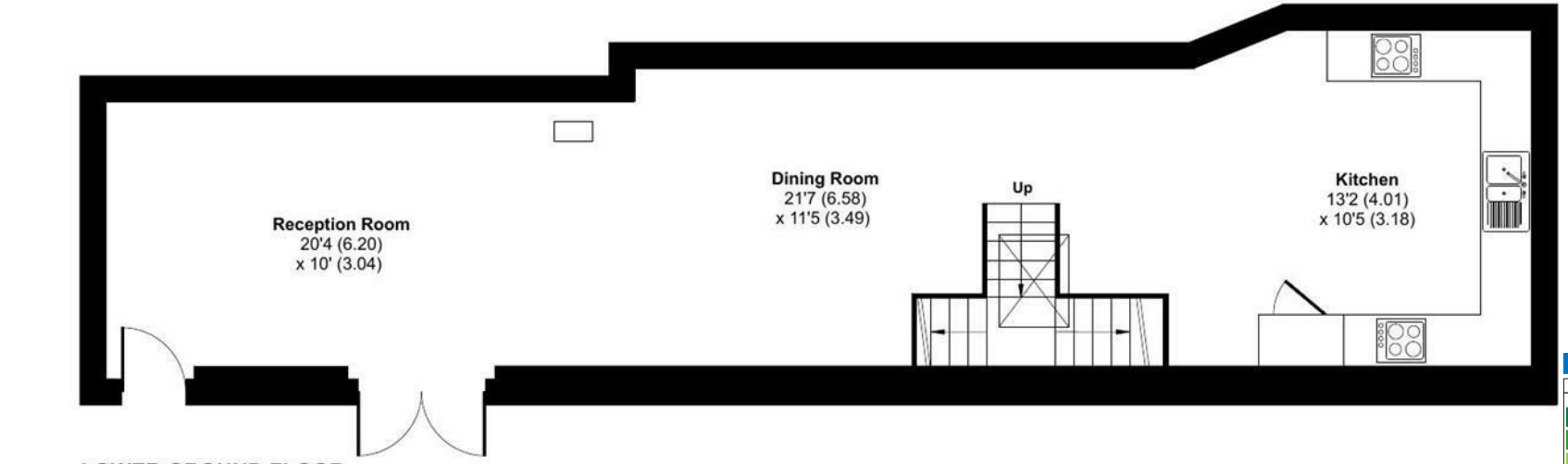
The Old Bakehouse, Camden Row, Bath, BA1

Approximate Area = 1283 sq ft / 119.1 sq m

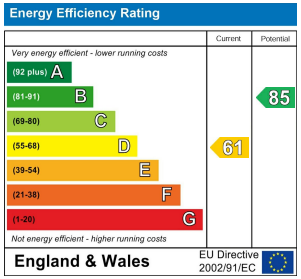
For identification only - Not to scale



GROUND FLOOR



LOWER GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for WentWorth Estate Agents (Bath). REF: 1519764

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25 Monmouth Street, Bath, BA1 2AP
01225 904904
bath@wentworthea.com
www.wentworthea.com

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