

# 5 Beaufort West Bath



# A Grade II listed Georgian townhouse in popular Larkhall.

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## Accommodation

**Ground Floor** Inner Porch | Hall | Sitting/Dining Room | Kitchen/Breakfast Room  
Shower Room/WC

**First Floor** Bedroom | Living Room

**Second Floor** 2 Bedrooms | Study/bedroom

**Third Floor** Bathroom

**Outside** Front and Rear Gardens | Car Port

## Distances

Central Bath 1.2 miles, Bath Spa Railway Station 2 miles, M4 (J17 or 18) 9 miles  
Bristol 16 miles (All distances are approximate).

## Situation

Beaufort West is in Larkhall village, just 1.2 miles from the centre of Bath and has a thriving community. The 'high street' has a great selection of shops - a delicatessen, supermarket, book store, pharmacy and more - plus two pubs and a cafe. There's also a local theatre, community hall and several schools for all ages. Nearby Alice Park is a popular place for locals with a play park, tennis courts and cafe. Larkhall is well placed for commuters with easy access to the M4 and Bath Spa station. There are good pre and primary schools locally, in addition to an excellent selection of both independent and state schools in Bath and the surrounding areas.



## The House

Packed with original features, 5 Beaufort West is on the market for the first time in 23 years. It's a classic Georgian townhouse in a terrace of 15 similar properties, the front of the houses having generous gardens, so the buildings are set back from the London Road. The rear of the terrace is accessed on St Saviours Road, with number 5 having its own car port there.

Inside, glazed doors separate the entrance from the hall, creating an inner porch. A transom window allows light through above the front door and into the elegant hallway. The original stone staircase is straight ahead, and the two living spaces on this floor are to the right. The sitting/dining room has an iron fireplace with marble mantle, flanked either side with built-in cupboards; there's pretty detailing on the coving and a large sash window with views to the lush front garden.

The kitchen/breakfast room features a gas Aga, Bath stone fireplace and wooden floorboards. There are garden views and a glazed door provides access to the rear walled garden.

On the first floor, the spacious living room with generous Georgian ceiling height, spans the width of the house and has two floor-to-ceiling windows (with Juliet balconies) overlooking the terrace's front gardens. An iron and marble fireplace is an attractive focal point. The second room on this floor is a bedroom, again with a fireplace and built-in cupboards either side.

The second floor has two further bedrooms, a bedroom/study and a large linen cupboard on the landing. There's a small staircase up to the 'third' floor where the main bathroom is.





## Gardens and Grounds

At the front, hedging provides privacy in the garden, with access via a wrought iron gate. A path leads up to the front door. To the right, a gravelled area is framed by beds with mature shrubs, a magnolia tree and roses.

The rear walled garden is on two levels. Access from the kitchen is onto a circular paved dining terrace with planting tumbling over the raised beds. A wisteria climbs along one wall and across the rear of the house. Steps up to the second level are to another terrace with corner 'summerhouse' and a wooden framed car port. There's a gate and 'garage' doors here to St Saviours the road behind the property.

## Directions (BA1 6QB)

Head west on Queen Square towards Princes St, turn right to stay on Queens Square/A4 and right again around the square. Turn left onto Gay Street then right into George Street. Follow the A4 for a mile. Just after the parade of shops, and opposite Grosvenor Place, is Beaufort West. If you are driving, turn left just before this onto St Saviour's Road. The rear of Beaufort West is on the right. There is parking near the shops on Larkhall 'highstreet' or nearby in a Larkhall carpark just a few minutes' walk away.

## Property information

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

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

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

**Council Tax:** Band G.

**EPC:** X.

**Viewing:** Strictly by prior appointment with the Knight Frank, LLP.

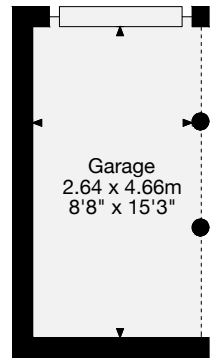
Main House: 170 sq m / 1,829 sq ft

Outbuilding: 4 sq m / 48 sq ft

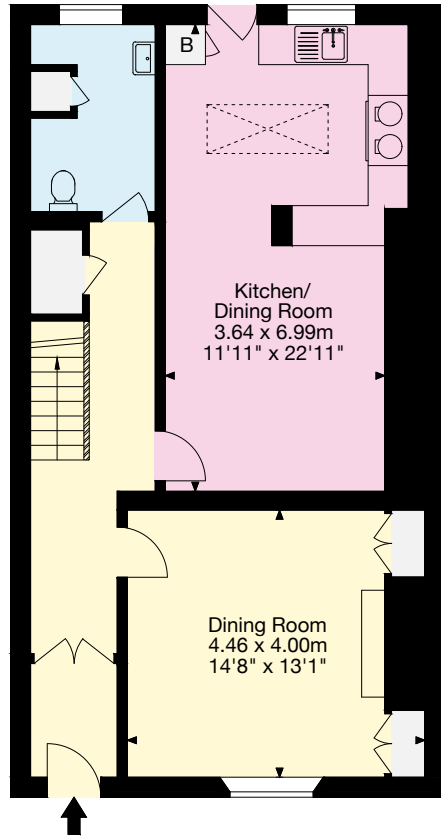
Garage: 12 sq m / 132 sq ft

Total Area: 186 sq m / 2,009 sq ft

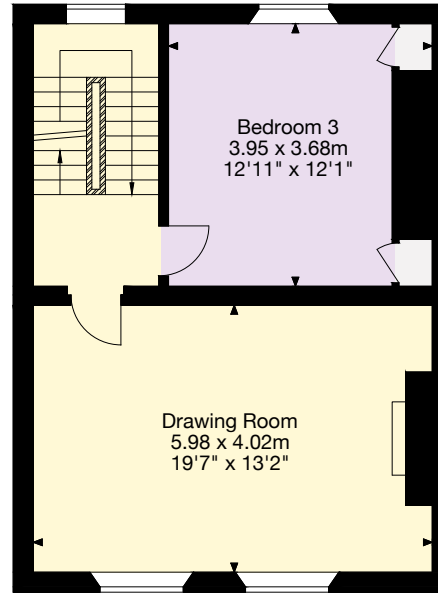
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



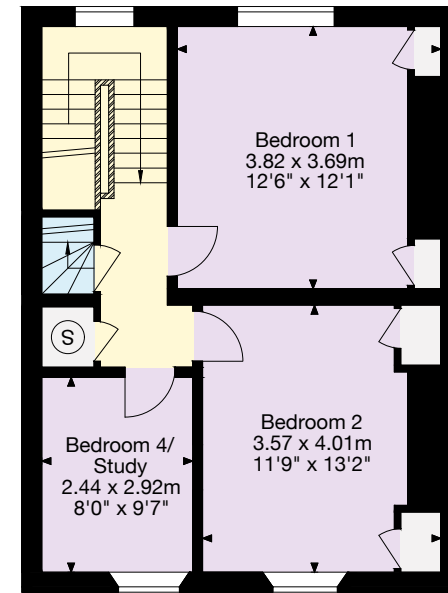
Garage



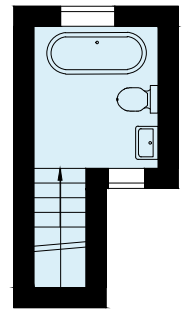
Ground Floor



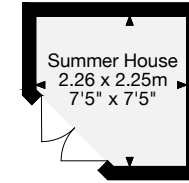
First Floor



Second Floor



Third Floor



Outbuilding



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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 [May 2024]. Photographs and videos dated [May 2024].

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