

# 33 Holburne Park

Bathwick, Bath, Somerset





A beautifully presented townhouse with stunning views towards the city centre and Lansdown, featuring generous living spaces, off-road parking, and a private garden.

  
4

  
3

  
3

Summary of accommodation

Main House

Ground Floor: Entrance Hall | Kitchen/Dining Room | Utility | WC | Study

First Floor: Principal Bedroom with En Suite | Sitting Room

Second Floor: Bedroom 2 with En Suite | 2 Further Bedrooms | Family Bathroom

Outside


Private garden | Driveway with parking for 2 cars





# Situation

(Distances and times are approximate)

Holburne Park is ideally located on the edge of Bath and Bathampton, just one mile from the city centre, within easy walking distance.

 Bath, a UNESCO World Heritage City, offers a wide range of shopping, dining, and cultural experiences, including the newly refurbished Holburne Museum, One Royal Crescent, Theatre Royal, and a renowned literary and music festival. Beautiful parks, including Sydney Gardens just a 5-minute stroll away, provide ample recreational space.

 The property is well-placed for access to excellent state and independent schools, including King Edward's School and Bathwick St Mary's Primary. World-class sporting facilities are available at Bath Rugby and Cricket Clubs, as well as Bath University.

 Bath Spa Railway Station offers direct links to London Paddington, Bristol, and South Wales, while the M4 motorway (J18) is approximately 10 miles north. Bristol is 12 miles to the west, and the market towns of Bradford-on-Avon, Frome, and Trowbridge are easily accessible via the A36.



# The House

This beautifully appointed townhouse offers a spacious and well-thought-out layout, ideal for modern living. The entrance hall features a staircase leading to the upper floors, with practical under-stairs storage, a digital thermostat for underfloor heating, and a concealed cupboard housing electric meters and a home network system. A versatile study or bedroom is located at the front of the house, complete with wooden flooring, built-in cupboards, bookshelves, and a desk. The ground floor also includes a utility room with granite work surfaces and space for appliances, along with a stylish cloakroom.

The heart of the home is the impressive open-plan kitchen, dining, and family area. The kitchen is fitted with high-quality units, a freestanding island, granite surfaces, and top-tier appliances including an induction hob, two electric ovens, a wine fridge, and a built-in dishwasher. The dining and family area benefits from wooden flooring, wooden wall panelling, and two sets of patio doors leading to the private garden. Upstairs, the sitting room overlooks the rear garden and features a stone fireplace with a wood-burning stove, recessed shelving, and Juliette balconies. The main bedroom includes built-in wardrobes and an en-suite shower room with modern fittings and limestone tiles.

The second floor offers additional bedrooms, including one with an en-suite shower room and built-in wardrobes. A stylish family bathroom serves the remaining rooms, featuring a bath with a thermostatic shower, limestone tiles, and a heated towel rail.













FLOORPLAN

Approximate Gross Internal Floor Area  
187 sq.m / 2,015 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.



Outside

Externally, the property has a brick block driveway with space for two vehicles, plus an additional parking permit. The rear garden is enclosed by stone walls and privacy fencing, with a sandstone patio, lawn, and raised shrubbery borders, creating a tranquil outdoor space. The property also benefits from an air circulation system for year-round comfort.I

Property Information

Tenure: Freehold

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

Local Authority: Bath and North East Somerset

Council Tax: Band B

EPC: B

Guide Price: £1,200,000

Postcode: BA2 6BL

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.



**Bath**  
4 Wood Street, Queen Square  
Bath  
BA1 2JQ

**Charlie Taylor**  
01225 325 997  
charlie.taylor@knightfrank.com

**knightfrank.co.uk**

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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP 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 the agents, seller(s) or lessor(s). 2. 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. 3. 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 or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. 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 2025. Photographs and videos dated February 2025.

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](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.