



5 BROCK STREET

Bath, BA1 2LN

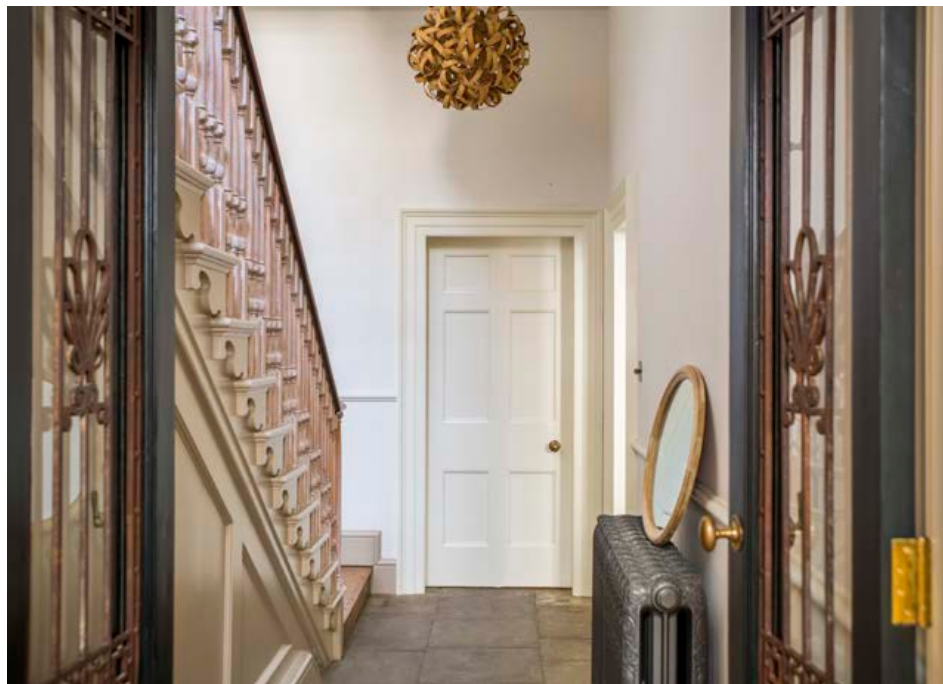


AN EXCEPTIONAL GEORGIAN TOWNHOUSE WITH SOUTH-FACING GARDEN IN THE HEART OF BATH.

A landmark period home, restored for modern living.

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Services: We are advised that the property is connected to mains gas, electricity, water and drainage.
Local Authority: Bath and North East Somerset Council.
Council Tax: H
Method of Sale: We are advised that the property is Freehold.
Viewings: Strictly by prior appointment with the agent Knight Frank LLP.



SITUATION

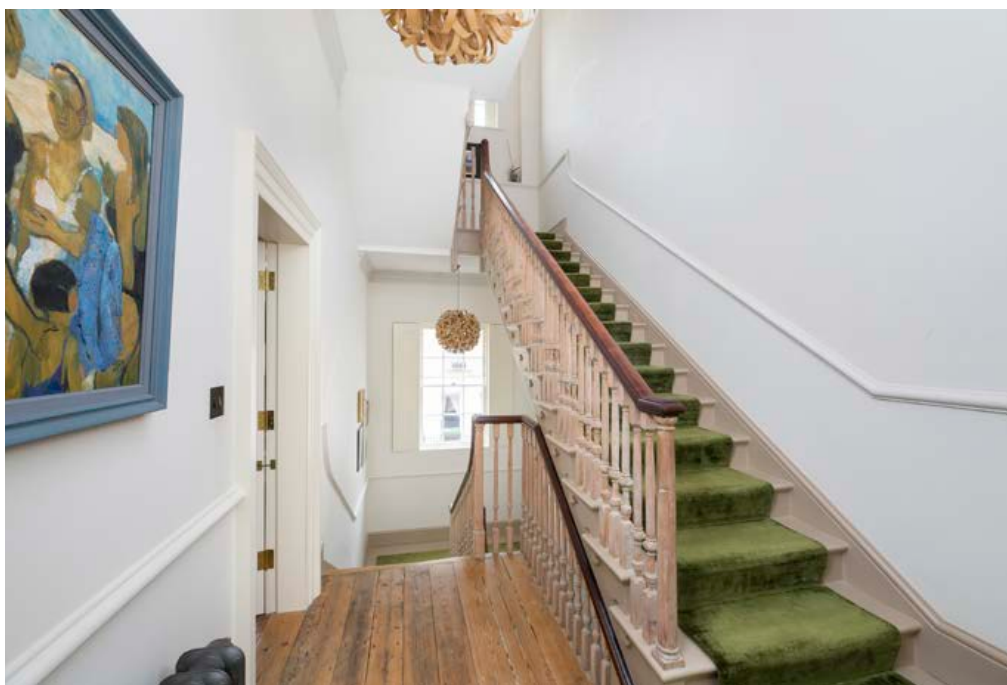
Brock Street offers a highly desirable central location, with Bath's best restaurants, galleries, shops and cultural attractions moments away. From Royal Victoria Park to The Theatre Royal, Bath Rugby at The Rec, and easy access to the surrounding countryside, the city offers an unrivalled lifestyle blending history, green space and vibrant modern living.





THE HOUSE

5 Brock Street is a rare and substantial Grade II* Listed whole house, superbly located on the south side of this famous street that links two of Bath's most iconic landmarks: The Royal Crescent and The Circus. Offering nearly 5,000 sq ft of elegant living space across six floors, the property was meticulously refurbished in 2019, seamlessly combining original Georgian detail with contemporary comfort.



The interiors retain a wealth of period features, from intricate cornicing and fireplaces to a grand staircase, Venetian window and working shutters. Designed for both family living and entertaining, with the kitchen and dining room on the ground floor, the grand drawing and withdrawing rooms on the first floor, and a superb principal suite on the second. Three further bedrooms and a family bathroom occupy the upper floor, while the garden and lower ground levels provide flexible guest accommodation, a family room, stylish bathrooms, excellent storage and a generous utility room.

OUTSIDE

Outdoor space is unusually generous for a Georgian townhouse, with access at three levels. A balcony extends across the first-floor drawing room, while the kitchen opens to a large decked terrace and steps down to the beautifully landscaped walled garden. A guest suite also enjoys direct garden access. At the garden's heart stands a magnificent Robinia tree, surrounded by lawns, borders, dining terraces, and a screened play area – all set against the leafy backdrop of Royal Victoria Park.





Gross Internal Area (Approx.)
Main House = 452 sq m / 4,873 sq ft
Outbuilding = 8 sq m / 93 sq ft
Total Area (Incl. Vaults) = 460 sq m / 4,966 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

We would be delighted
to tell you more.

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