



**4a Bloomfield Crescent, Bath,
BA2 2BE**

Guide Price £845,000

Spectacular panoramic views across Bath and down the Avon valley from this four storey Grade II* listed Georgian home, occupying a central position in this crescent of seven on the crest of the southern ridge of Bath. Meticulously renovated to blend modern convenience with an abundance of retained character. Beautifully light accommodation, private terrace, communal gardens and private coachhouse garaging. Three bedrooms, two receptions, kitchen/breakfast room, two bathrooms, utility and two additional W.Cs.

- 1335sqft
- Grade 11* Listed
- Stunning city views
- Four storey crescent townhouse
- Coachhouse garaging





Property Description

HISTORICAL NOTES Nos.1-7 Bloomfield Crescent, originally known as Cottage Crescent, is a crescent of seven (originally eight) houses built c.1793-95, to the designs of Charles Harcourt Masters. It is the earliest known work of Harcourt Masters, an architect and land surveyor, who, in addition to constructing an accurate scale model of Bath in 1789, was the architect of a number of significant buildings and gardens in the city. These include Sydney Hotel (now the Holbourne Museum (1796-7) and Widcombe Crescent (c.1805), which are both listed at Grade I; and the Grade II listed Sydney Gardens (opened 1795).

Bloomfield Crescent was built in what was then open countryside to the south of the city, on the north-facing slope of Odd Down, with extensive views of the main heart of the city. The Crescent is listed Grade II*.

In 1795, this property was the home of William Smith (1769 – 1839), known as the Father of English Geology and credited with creating the first detailed, nationwide geological map of any country.

ACCOMMODATION Upon entering the property you are greeted by a spacious dining hall with a superb tiled floor that connects the rest of the house with the main reception immediately adjoining. The sitting room is of particular note, enjoying a double aspect allowing light to pour through and boasting incredible city views over the communal gardens.

Located downstairs, the kitchen/breakfast room is well appointed. This level also houses a shower room, utility room and vault storage.

The master bedroom occupies a prime position on the first floor, once again double aspect and enjoying the uninterrupted city views. The family bathroom is located on the same floor with a three piece suite. Lastly, there is a W.C on the first floor mezzanine. Bedrooms two and three are located on the second floor alongside an extra W.C and, as you might imagine, the views from the top floor are truly spectacular.

From the dining hall, you step out onto a large pennant flagstone terrace which runs along the facade of the crescent and provides private dining space for residents. Beyond this is a beautifully kept communal garden mostly laid to lawn with mature shrubs and hedging borders.

Each townhouse benefits from a coachhouse in the rear parking area. The coachhouse for this property consists of a ground floor carport and additional storage room above. There is also space to park in front of the coachhouse.

LOCATION Bloomfield Crescent is accessed to the rear from Bloomfield Road through gates that lead to the coachhouse parking area. Local amenities can be found at either end of Bloomfield Road - Bear Flat or Noads Corner. The city centre is 1.5miles down Bloomfield Road and the Wellsway to Bath Spa station.

TENURE Leasehold: Residue of 1000 years from 25/03/1792.

All seven houses make up the Bloomfield Crescent Residents Association

Each house owner pays £20pcm to the Association. The current balance in the slush fund is approx. £6,000

Garden maintenance is done by the residents on a voluntary basis. If volunteers could not be found in the future, gardeners would be paid from Association funds

Exterior maintenance is arranged by the Association (most recent work was the paintwork) and paid for out of the slush fund.

LOWER GROUND FLOOR
805 sq.ft. (27.8 sq.m.) approx.



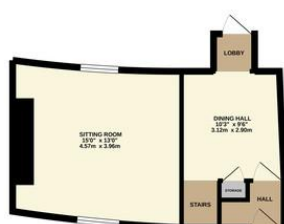
1ST FLOOR
323 sq.ft. (29.9 sq.m.) approx.



GARAGE
150 sq.ft. (14.0 sq.m.) approx.



GROUND FLOOR
314 sq.ft. (29.2 sq.m.) approx.



2ND FLOOR
303 sq.ft. (27.9 sq.m.) approx.



TOTAL FLOOR AREA : 1335sq.ft. (124.0 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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Tenure

Leasehold

Council Tax Band

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Viewing Arrangements

Strictly by appointment

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements