






## SYDNEY BUILDINGS

Bath, BA2



# A GRADE II LISTED GEORGIAN TOWNHOUSE

Set in a highly desirable city location, arranged over four floors and rich in period features throughout.

			EPC
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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 Tax: Band G

what3words: ///jolly.called.crass

Method of Sale: We are advised that the property is Freehold

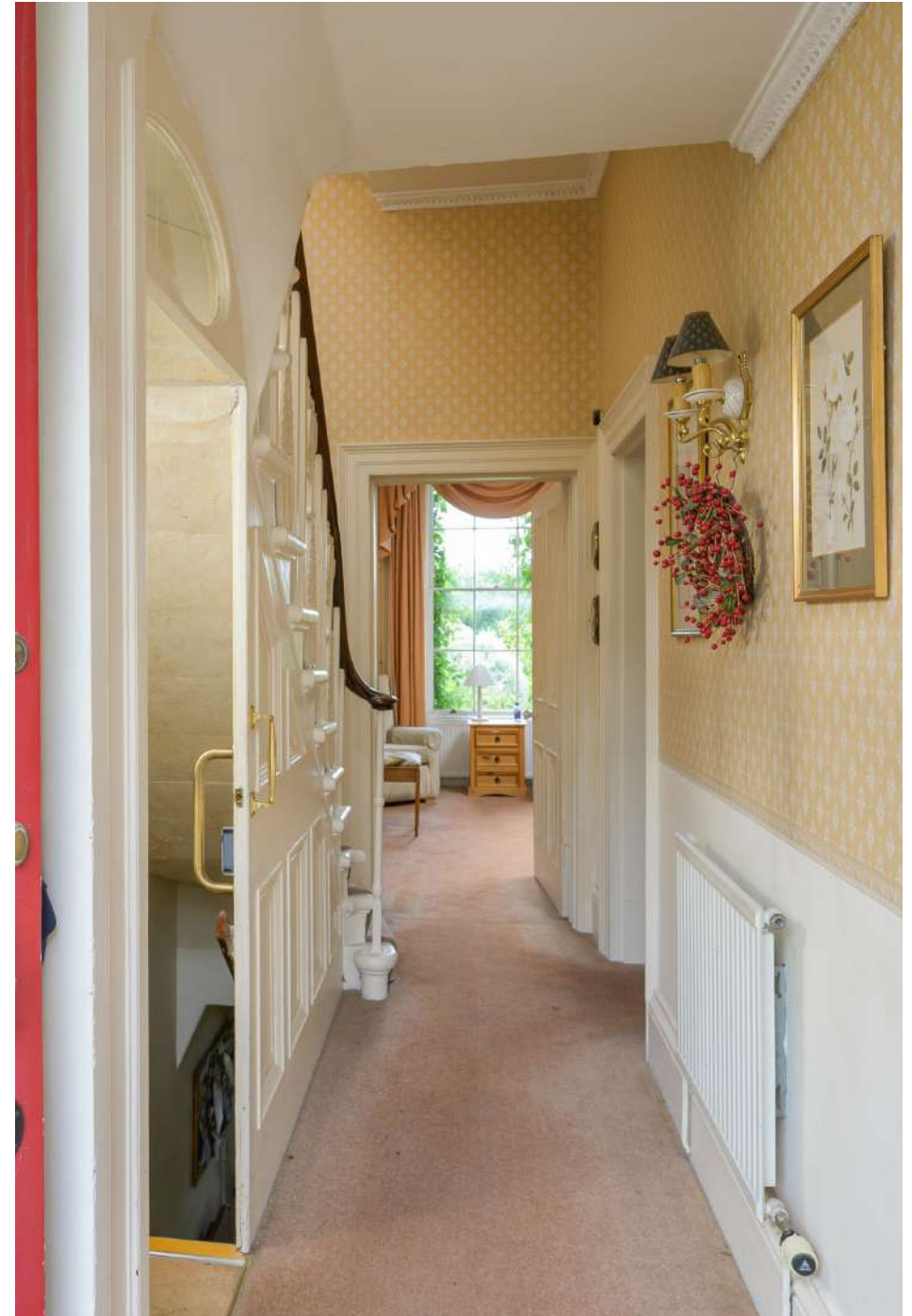
Viewings: Strictly by prior appointment with the agent Knight Frank LLP



## SITUATION

Sydney Buildings is a peaceful road situated just off the lower slopes of Bathwick Hill. It is a highly sought-after address, offering superb views across Bath, and is just a minute's walk from the Kennet & Avon Canal and its picturesque towpath. Bathwick Meadows, with several acres of National Trust land, is also within easy reach.

Local amenities include a supermarket, coffee shop, florist and interior design studio. Bath city centre lies within approximately half a mile, providing a comprehensive range of shopping, dining, cultural and leisure facilities.







## THE HOUSE

1 Sydney Buildings is an elegant end-of-terrace, late Georgian Grade II listed townhouse, held within the same family for several generations and offering an exciting opportunity for updating and refurbishment. Rich in original character, the house retains a wealth of period features, including sash windows, fireplaces and a cantilevered staircase rising through the centre of the property.

A welcoming entrance hall leads to two well-proportioned reception rooms on the ground floor. The rear drawing room spans the full width of the house, enjoying elevated views towards the canal and city beyond, while the front room provides a further reception space with built-in shelving and a fireplace. The lower ground floor comprises a kitchen/dining/living area with direct access to the garden, together with a series of useful vaults, including a pantry and original wash area.

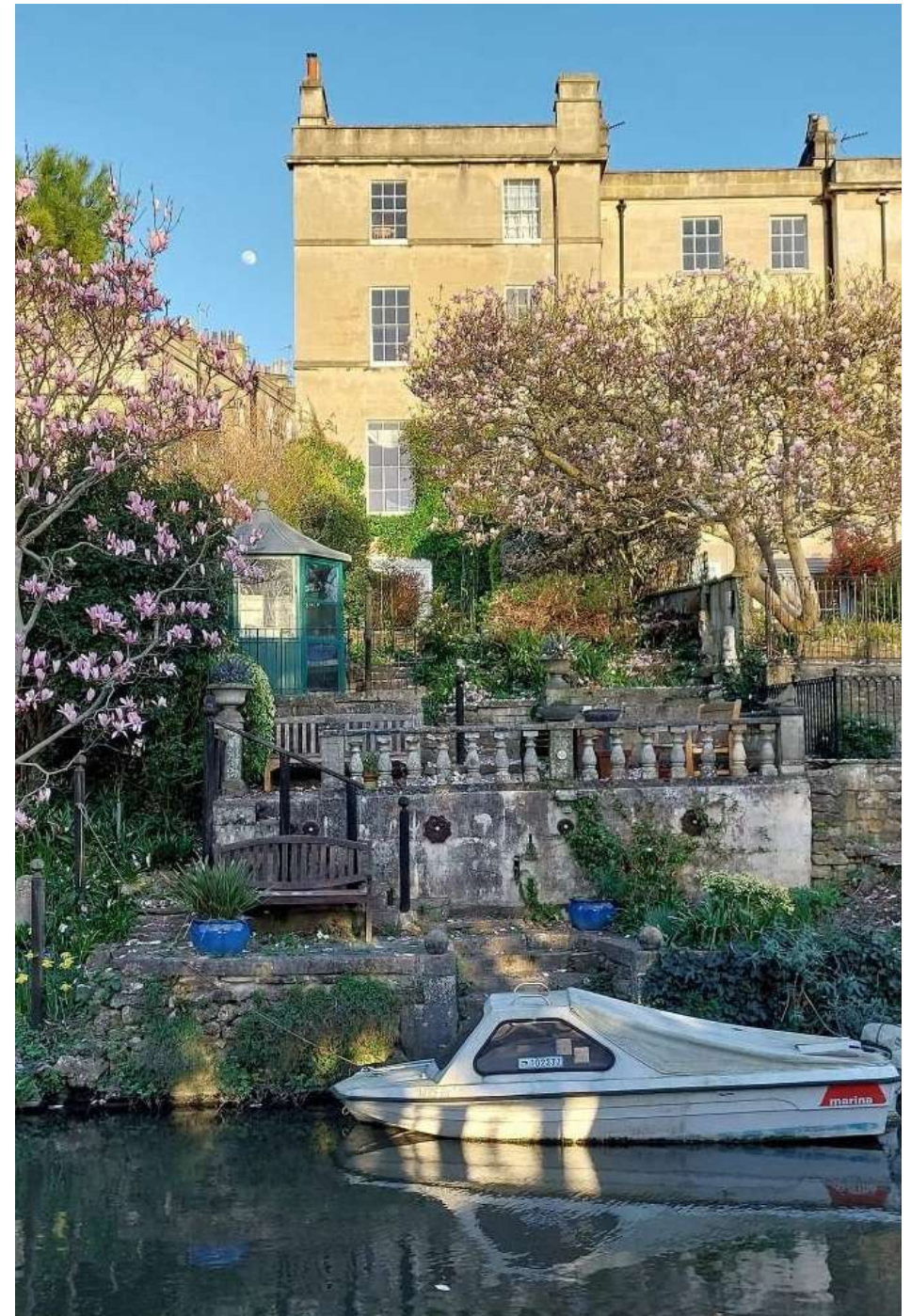
The upper floors provide five bedrooms and two bathrooms, arranged over the first and second floors, with charming half-landings offering potential for study areas. Overall, the property presents a rare opportunity to create a superb family home in a prime central Bath location.



## OUTSIDE

The property presents a handsome Georgian façade in Bath stone, with sash windows arranged over four floors and a central front door beneath a first-floor balcony with stone balustrading. Wrought iron railings enclose a small front lightwell, completing the classic townhouse appearance.

To the rear, the garden is a particular feature, arranged over a series of terraces overlooking the Kennet & Avon Canal. A paved terrace adjoining the house provides an ideal seating area with attractive views along the water. The garden rises to a lawn bordered by mature shrubs and well-stocked beds, creating privacy and a soft, informal feel. Winding paths lead to further seating areas set within dense planting, while upper terraces and a summerhouse offer additional spaces to enjoy the setting and elevated views.

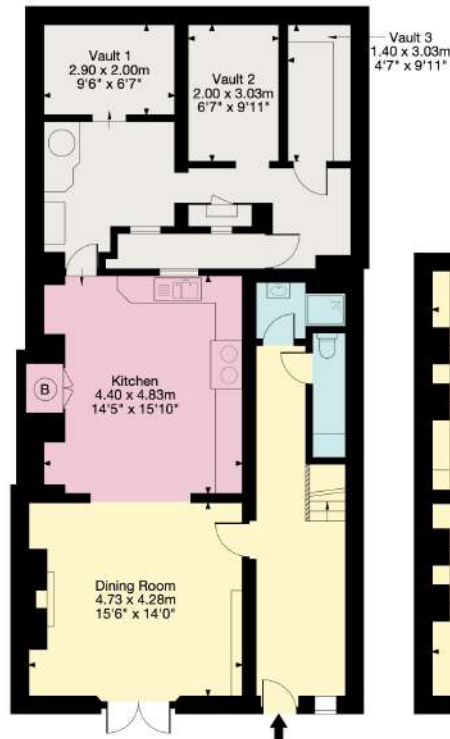




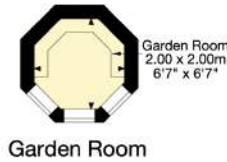


# Sydney Buildings

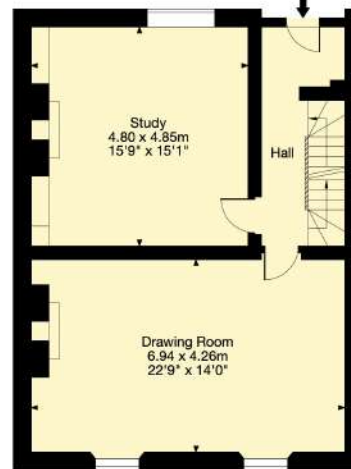
## Bath



Lower Ground Floor



Garden Room



Ground Floor



First Floor



Second Floor

- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space

Gross Internal Area (Approx.)  
 Main House = 257 sq m / 2,766 sq ft  
 Vaults Area = 37 sq m / 398 sq ft  
 Garden Room = 3 sq m / 32 sq ft  
 Total Area = 297 sq m / 3,196 sq ft

Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2026.

**01225 325 999**

4 Wood Street, Queen Square  
 Bath BA1 2JQ  
 bath@knightfrank.com

We would be delighted  
to tell you more.

Sam Daniels  
01225 325 992  
sam.daniels@knightfrank.com

**Knight Frank Bath**  
4 Wood Street  
Bath, BA1 2JQ

[knightfrank.co.uk](https://www.knightfrank.co.uk)

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