



WentWorth
Estate Agents



9 Macaulay Buildings, Widcombe, Bath, BA2 6AT

- Georgian Grade II Listed Family Townhouse
- Three Reception Rooms
- Kitchen Breakfast Room & Utility Room
- Four Double Bedrooms
- Two Bathrooms
- West Facing Landscaped Rear Gardens
- Vaults
- Stunning Views
- Extremely Desirable Location
- EPC Rating - E

Price guide £1,695,000

Location

This stunning Georgian home is situated in one of Bath's most sought after residential locations, in an elevated position on Widcombe Hill just a stones throw away from the City Centre with its many facilities, cultural, social and recreational amenities. At the foot of the hill you have Widcombe High Street with a selection of independent shops, bars and restaurants. Bath Spa railway station has a mainline service to London Paddington, Bristol Temple Meads and South Wales. A number of excellent schools are all within a short drive including Prior Park College, King Edwards, Bathwick St Marys and The Paragon, whilst Bath University can be found at the top of Widcombe Hill in Claverton Down.

Internal Description

You enter the property via a lobby into the entrance hall where there are stairs leading up to the first floor and down to the lower ground floor. On the ground floor you will find both the dining and sitting rooms which are generous in size and boast period features and fire places. The sitting room also benefits from beautiful westerly views over the gardens and beyond towards Bath city centre.

The kitchen breakfast room and utility workshop room can be found on the lower ground floor. The kitchen breakfast room has a quarry tiled floor along with a fully fitted bespoke designed Beech kitchen by Woodstock with integrated double oven, Bosh ceramic hob, glazed wall cabinet, double bowl stainless steel sink unit, space for fridge freezer and glazed French doors leading out to terrace and gardens. The utility is another well proportioned room which benefits from wall and base units, inset sink unit, plumbing for a washing machine/tumble dryer, storage cupboard as well as providing access out to the front vaults. This lower ground area could be opened up to create a fantastic open plan space if desired STPP. A cloakroom can also be found on this level.

Heading upstairs there are two double bedrooms and a bathroom on both the first and second floors. All bedrooms are extremely well proportioned with the ones to the back again having the luxury of those views. Both bathrooms provide fitted suites which comprise of a panelled bath,, wash hand basin, w.c and towel radiator.

External Description

To the rear of the property you have pretty west facing landscaped walled garden. Initially off the house there is a level patio area which is ideal for al-fresco dining through the warmer months. The majority of the garden is laid to lawn with a good amount of aesthetically placed mature flower beds and borders all of which are well stocked. To the rear of the garden you have a hard standing with gates opening out to the rear lane. This area is ripe to either turn into driveway parking or alternatively to create garaging.

Agents Note

The Property Misdescriptions Act 1991. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer must obtain verification from their Legal Advisor or Surveyor. Stated measurements are approximate and any floor plans for guidance only. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents and a Buyer must obtain verification from their Legal Advisor.

Additional Information

Tenure - Freehold

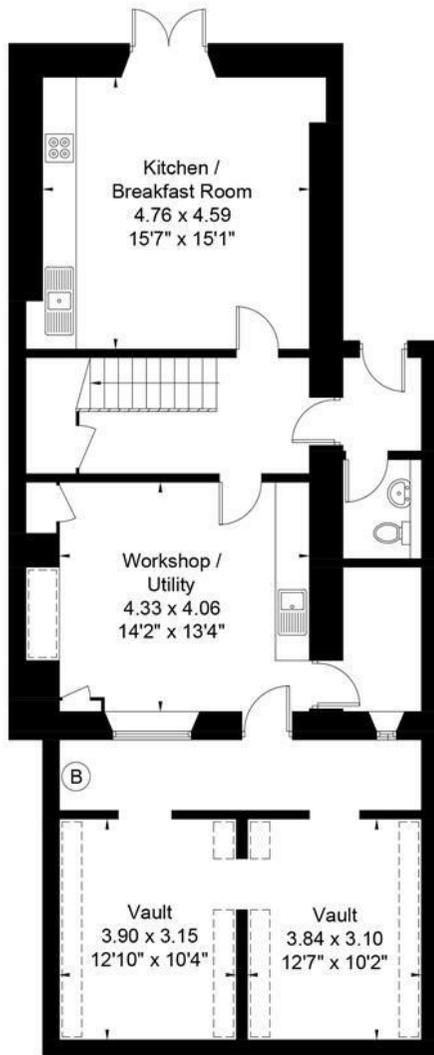
Council Tax Band - G

NB: This information has been provided to us by the seller . We would always still advise you to do your own due diligence.

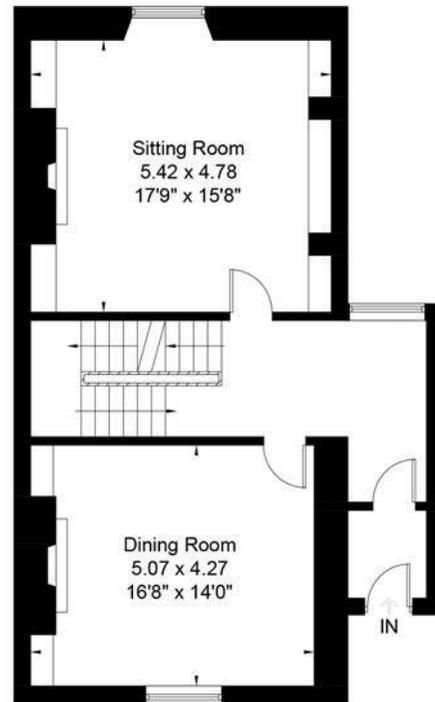
NB : WE HAVE ALSO BEEN ADVISED BY THE EXECUTORS THAT THE PROEPRTY HAD PLANNING PERMISSION GRANTED FOR A GARAGE AT THE END OF THE GARDEN IN 2010.

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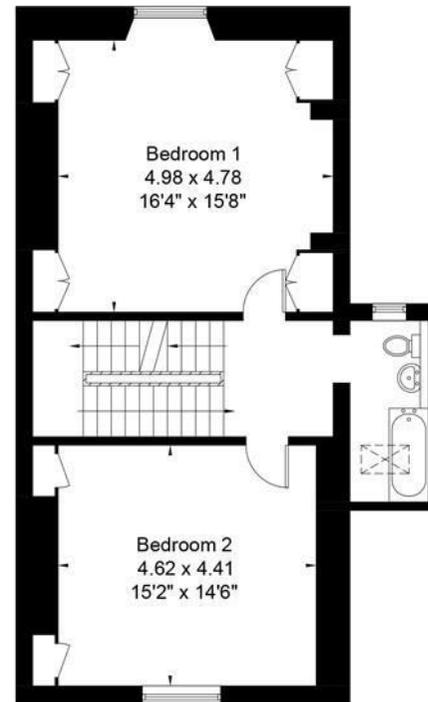
Approximate Gross Internal Area = 298.4 sq m / 3212 sq ft



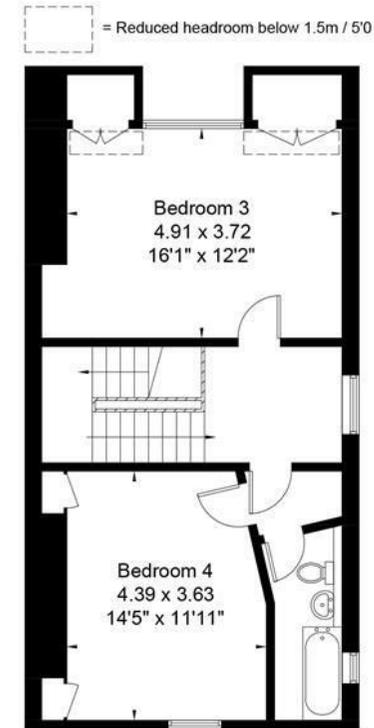
Lower Ground Floor



Ground Floor



First Floor



Second Floor



These plans are prepared in accordance with the guidelines as set out by the RICS Code of Measuring Practice. Whilst every attempt has been made to ensure accuracy, all measurements should be treated as approximate and as such are for illustrative purposes only. Not to Scale. Photography | Drone | Video Tours | Floor Plans | Energy Performance Certificates | Design | Print | www.roomcpm.com | © Room - Creative Property Marketing Ltd 2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D			
(39-54) E		49	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive	





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