

# 14 DEVONSHIRE BUILDINGS

Bath, BA2



# A BEAUTIFULLY PRESENTED GRADE II LISTED GEORGIAN TOWNHOUSE WITH DETACHED COACH HOUSE

With private parking and delightful gardens, this home is  
conveniently positioned for Bear Flat and Bath city centre.

|                                                                                     |                                                                                     |                                                                                     |     |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-----|
|  |  |  | EPC |
| 5                                                                                   | 3                                                                                   | 4                                                                                   | D   |

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: G

what3words: ///factor.park.spirit

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

Viewings: Strictly by prior appointment with the agent Knight Frank



## SITUATION

14 Devonshire Buildings occupies an enviable position on Bath's desirable southern slopes within the highly regarded Poets Corner area. The property enjoys an elevated setting while remaining conveniently placed for the excellent amenities of Bear Flat, including independent cafés, restaurants, a delicatessen, pharmacy, convenience stores and a popular public house. Bath city centre and Bath Spa railway station are also within easy reach by foot.

The area is particularly popular with families thanks to its strong sense of community, nearby green spaces and excellent choice of both state and independent schools. Bath is renowned for its Georgian architecture, Roman heritage and vibrant cultural scene, offering an outstanding range of shops, restaurants, theatres and leisure facilities, all set within a UNESCO World Heritage city.





## THE HOUSE

14 Devonshire Buildings is a beautifully presented Grade II listed Georgian townhouse occupying an elevated position within one of Bath's most sought-after residential addresses. Offering elegant and versatile accommodation arranged over three floors, the property successfully combines the proportions and character associated with its Georgian heritage with the practical requirements of modern family living. Original period features sit comfortably alongside tasteful contemporary improvements, creating a welcoming home of considerable charm. Light-filled interiors, attractive outlooks and a detached coach house further enhance the appeal of this exceptional family home.





The ground floor provides an excellent balance of living and entertaining space, centred around a bespoke kitchen fitted with painted cabinetry, quartz worktops, a range cooker and decorative tiled splashbacks. The kitchen flows naturally into the adjoining reception rooms, creating a sociable layout well suited to family life, while large windows provide an abundance of natural light throughout.

The first floor is centred around a magnificent drawing room with impressive ceiling heights, large sash windows and a marble fireplace incorporating a wood-burning stove. A further two generous double bedrooms and large bathroom are located on this level, while the second floor provides additional bedrooms and family bathroom accommodation. Throughout the house, original fireplaces, cornicing, sash windows, exposed floorboards and period joinery combine to create a home of considerable character, with a number of flexible spaces lending themselves perfectly to home working, study or reading areas.





## OUTSIDE

A particular feature of the property is the detached coach house positioned opposite the main residence. This has been newly renovated to provide a very comfortable and self-contained guest suite which has an excellent rental track record. Together with private parking, it offers a highly practical addition to this elegant family home.

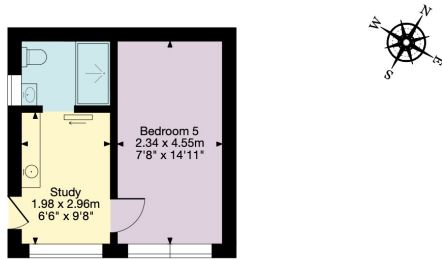
The enclosed rear garden provides a delightful extension of the living space, with mature planting, attractive stone boundaries and a lawned area creating an ideal setting for family life and outdoor entertaining. Established trees and well-stocked borders provide privacy and year-round interest, while the combination of attractive gardens, parking and ancillary accommodation further enhances the appeal of this exceptional Bath home. Additionally, the rear garden has a gate providing direct access to fields which enables a beautiful rural walk all the way into the city centre.



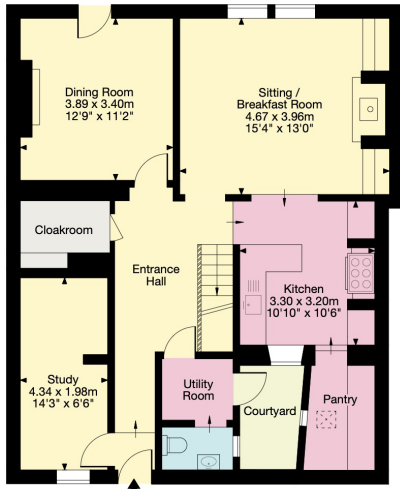
# Devonshire Buildings

## Bath, Somerset

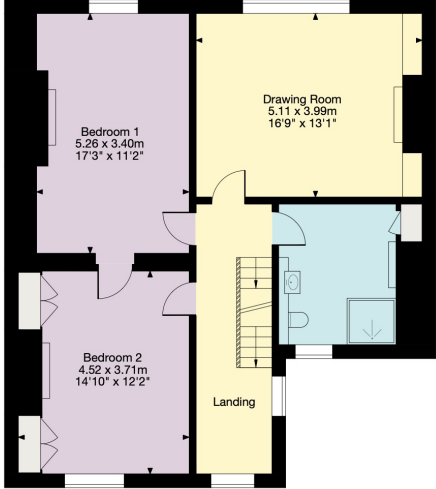
Gross Internal Area (Approx.)  
Main House = 194 sq m / 2,093 sq ft  
Coach House = 20 sq m / 218 sq ft  
Total Area = 214 sq m / 2,311 sq ft



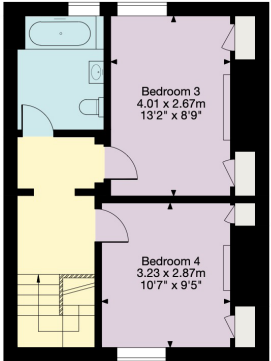
Coach House



Ground Floor  
Main House



First Floor



Second Floor

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

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.

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