



The Old
Bathhouse

WentWorth
Estate Agents



The Old Bakehouse Camden Row, Bath, BA1 5LB

- Spacious, semi-detached, two storey period property
- Two double bedrooms, two bathrooms
- Open-plan living, dining and breakfast kitchen
- Gated driveway parking
- Situated in lower Lansdown, a short walk from the City Centre
- Pretty walled courtyard garden

Price guide £550,000

Location

The Old Bakehouse is pleasantly situated on the lower slopes of Lansdown, between Camden Crescent and Lansdown Road, a short walk from Bath city centre.

Bath is a World Heritage Site, famed for its Georgian architecture and hot springs, and has an excellent range of shopping, dining and entertainment facilities. It also has a good selection of both state and public schools and two universities. London Paddington is about 1 hour and 20 minutes away by train and Junction 18 of the M4 is approximately ten miles north.

Internal Description

This truly unique and charming property is entered at a mezzanine level with stairs leading up to the first floor and down to the open-plan living and dining areas and kitchen. The living area is warm and inviting, enhanced by exposed stone walls and a generous ceiling height and has French doors as well as a second feature door which lead out into the courtyard. The dining area boasts woodblock flooring and offers plenty of space for informal dining or formal hosting, while the breakfast kitchen benefits from recycled flagstone flooring, wooden shelving and cabinetry. Two sets of stairs lead up to the first floor from the mezzanine level. Those to the left lead to a wide landing with double doors into a spacious bedroom which has a large ensuite bathroom. There is scope here to create a third bedroom (subject to the relevant permissions). The stairs to the right lead to the family bathroom and a second, generous double bedroom which enjoys a dual aspect. There are views from the first floor across to the southern slopes of the City.

External Description

To the front of the property you will find a gated driveway, for one car, quite a rarity in the centre of Bath. Take the stone steps down and you will find a pretty and sunny courtyard garden, set over different levels, a perfect space for relaxing or entertaining.

Additional Information

Tenure - Freehold

Council Tax Band - A

Council - BANES

EPC - D

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

Agents Note

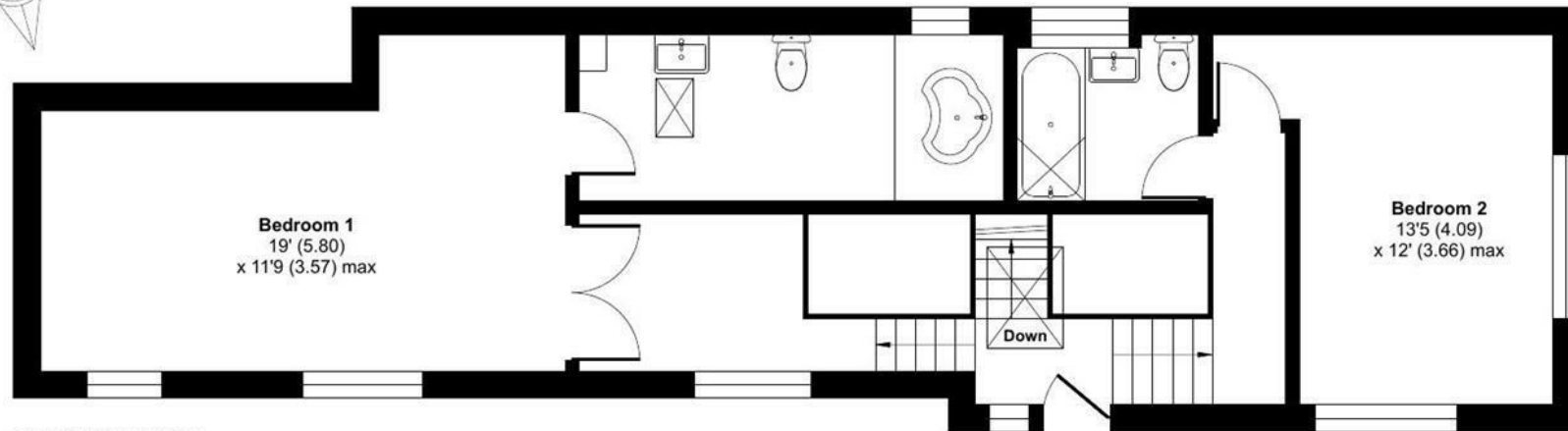
Important Notice

These particulars are intended as a general guide to the property and do not constitute an offer or contract, nor form part of one. Wentworth Estate Agents has taken reasonable care in preparing the information provided, including information supplied by the seller and other sources. Prospective buyers should satisfy themselves as to any matters of particular importance to them and obtain appropriate professional advice where necessary. Photographs and other marketing imagery show the property as it appeared at the time they were produced and may not represent its current condition. All areas, measurements and distances are approximate and any floor plans are provided for identification and guidance only. Unless expressly stated, Wentworth Estate Agents has not tested any appliances, equipment, fixtures, fittings or services and cannot confirm their condition or working order. Any reference to alterations, extensions or the use of any part of the property should not be taken as confirmation that any necessary planning permission, building regulations approval or other consent has been obtained. Information relating to tenure, leases, rights, restrictions and other legal matters should be verified by the buyer's conveyancer. Nothing in these particulars limits the obligations of Wentworth Estate Agents under applicable consumer protection legislation, including its responsibility to provide material information and not to give misleading information.

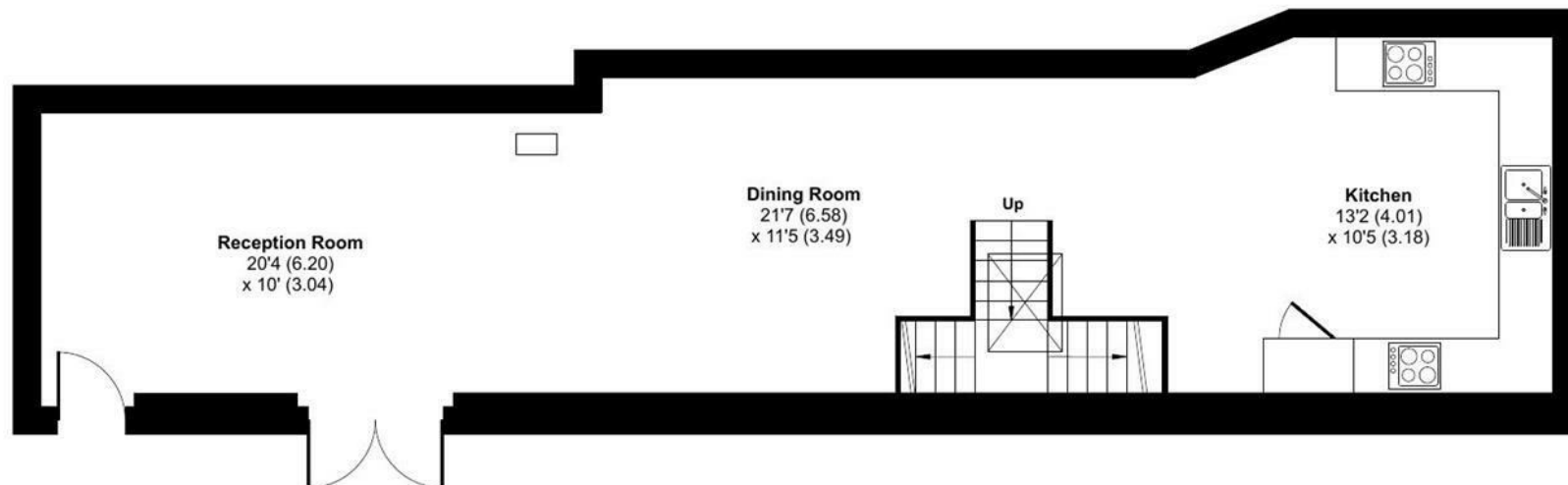
The Old Bakehouse, Camden Row, Bath, BA1

Approximate Area = 1283 sq ft / 119.1 sq m

For identification only - Not to scale



GROUND FLOOR



LOWER GROUND FLOOR

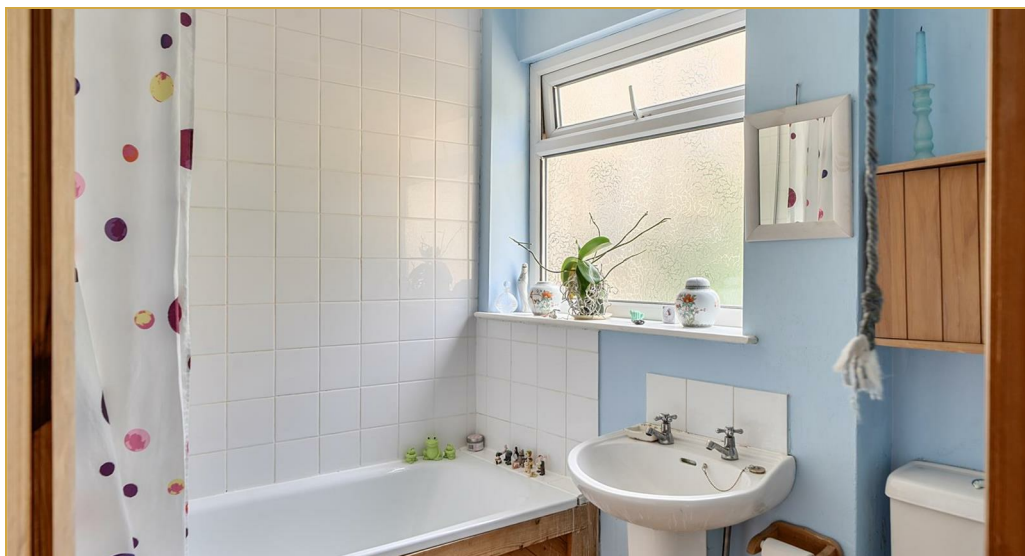


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1cheom 2026. Produced for WentWorth Estate Agents (Bath). REF: 1519764



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC





Wentworth Estate Agents

25 Monmouth Street, Bath, BA1 2AP

01225 904904

bath@wentworthea.com

www.wentworthea.com

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Wentworth Estate Agents in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Wentworth Estate Agents nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3.Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

