



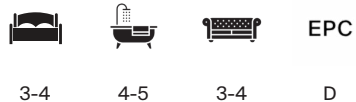
DUNSFORD PLACE

Bath, BA2



A BEAUTIFULLY RENOVATED GRADE II LISTED TOWNHOUSE

Set on Bathwick Hill, offering elegant, high-specification family living
in a prime central location.



Services: We are advised that the property is connected to mains gas, electricity, water, drainage and superfast fibre optic broadband.

Local Authority: Bath and North East Somerset

Council Tax: G

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

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



SITUATION

Dunsford Place occupies a highly sought-after position on the lower slopes of Bathwick Hill, just a short walk from Bath city centre. The property enjoys excellent access to the Kennet & Avon Canal and towpath, as well as Bathwick Meadows—expanses of National Trust-owned green space.

Local amenities nearby include a supermarket, café, florist, and interior design studio, while Bath offers a comprehensive selection of shops, restaurants, and renowned cultural and leisure facilities. Bath Spa railway station lies approximately one mile away, and regular bus services run along Bathwick Hill.







THE HOUSE

Number 5 Dunsford Place is an elegant Grade II listed Georgian townhouse arranged over four floors, comprehensively renovated in 2022 to an exceptional standard. Fine period features, including arched openings, ornate cornicing and original detailing, have been carefully preserved and complemented by a refined contemporary finish. The principal reception rooms are beautifully proportioned, with high ceilings, pale oak flooring, working shutters and fireplaces, alongside bespoke cabinetry and integrated storage throughout, creating a calm and cohesive interior scheme that balances character with modern comfort.

The lower ground floor provides an outstanding kitchen/dining space, designed for modern living and entertaining, with handcrafted cabinetry, Quartz worktops, a central island with butler's sink, electric Aga, and a walk-in pantry. Glazed doors open onto the rear terrace, enhancing the connection between indoor and outdoor living. The principal suite occupies the entire first floor, with bespoke joinery and a luxurious bathroom. Two further ensuite bedrooms are arranged on the second floor, while a separate garden studio provides an additional bedroom suite, offering flexible and private accommodation for guests, work or leisure.



OUTSIDE

The property is set behind wrought iron railings and Bath stone walls, with a gravelled front garden and steps leading to a lower courtyard providing access to vaults and a useful boot room.

The rear walled garden has been thoughtfully landscaped, with a paved terrace adjoining the house and steps rising to a central lawn framed by gravel paths. Climbing plants and pleached trees provide structure and privacy, while a pergola with white wisteria at the far end creates a charming outdoor dining space beside the garden studio.







Dunsford Place

Bath, Somerset

Gross Internal Area (Approx.)

Main House (excl. Vault) = 234 sq m / 2,518 sq ft

Outbuilding = 38 sq m / 409 sq ft

Total Area = 272 sq m / 2,927 sq ft



- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/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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