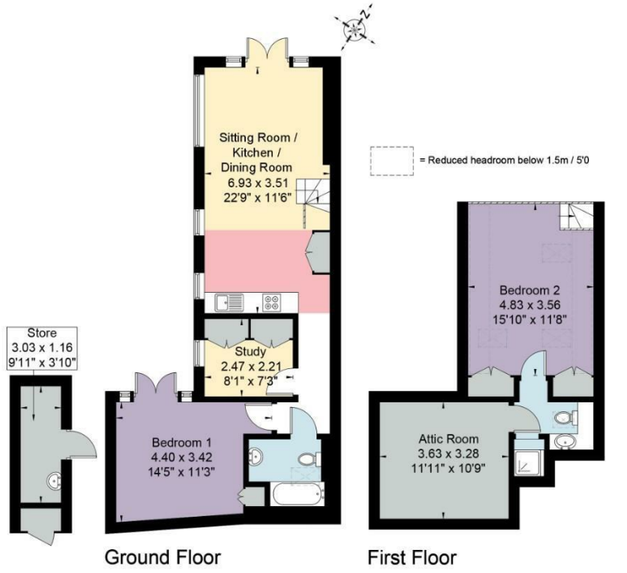
FLOOR PLAN:

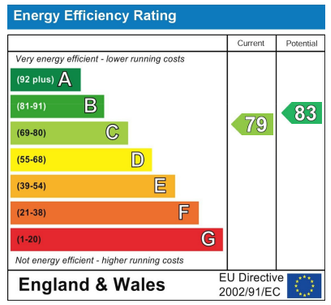
Approximate Gross Internal Area = 75.5 sq m / 812 sq ft
Attic Room = 12 sq m / 129 sq ft
Store = 4.7 sq m / 50 sq ft
Total = 92.2 sq m / 991 sq ft



Key
- Kitchen
- Living Area
- Bedroom
- Bathroom
- Storage

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 2026

EPC CHART:





6, Lambridge Buildings Mews, Bath, BA1 6QY

2 Bedroom House

Guide price £600,000

- An exquisite, newly renovated two bedroom residence
- Finished to an exceptional high standard, within the heart of Larkhall village
- Open plan kitchen/ldining and living room, bursting with light
- Two double bedrooms, two bathrooms, home office
- Level front garden and off road parking, outbuilding
- EPC rating C. Freehold. Council tax band D.

DETAILS

A stunning, individual residence, renovated to a high standard

ZEST PROPERTY SERVICES

1a Mile End
London road
Bath
Ba1 6pt

T: 01225 48 10 10
E: happytohelp@zestlovesproperty.com

VIEWING AND OFFER PROCEDURE: If you wish to view this property, please contact our office on the number provided. All offers on this property should be made through this office. In order to fulfill our responsibilities to the seller, when offering on this property, you will be asked a series of questions about how you intend to fund the purchase and whether or not your offer is dependent on the sale of another property. This information provided by you, along with the amount of your offer, will then be forwarded onto the seller for consideration.

MONEY LAUNDERING REGULATIONS – Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation with this in order that there will be no delay in agreeing the sale.

DISCLAIMER:: All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Zest, nor have we sought certification of warranty or service, unless otherwise stated. It is in the buyers interests to check the working condition of any appliances. Any floor plans and or measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only – they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer you are advised to recheck the measurements before committing to any expense. These details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Zest has not sought to verify the legal title of the property and the buyer(s) must obtain verification from their solicitor.









DESCRIPTION
Tucked away in the heart of Larkhall, The Retreat offers a rare sense of peace and privacy within one of Bath's most vibrant and sought-after communities. Rebuilt in 2002 on the site of a former bakery, this contemporary two-bedroom mews house combines thoughtful design, practicality and understated charm.

Recently refurbished throughout, the property has been finished to an exceptional standard. Every detail has been carefully considered, from the beautifully appointed new kitchen and bathrooms to the refinished solid English oak flooring, fresh décor and bespoke cabinetry that maximises every inch of space. As the current owners explain, "We wanted to honour what Dad created here, thoughtfully updating it with great care and attention to detail."

The elegant kitchen blends timeless styling with modern convenience, featuring warm brass accents, Smeg appliances and subtle LED under-cabinet lighting that creates a welcoming ambience in the evenings. The open-plan living space is enhanced by stylish Hay pendant lighting, adding a contemporary touch.

Upstairs, the mezzanine bedroom offers a peaceful retreat, complete with full-height fitted wardrobes and a cleverly concealed door leading to a beautifully designed shower room.

Although arranged over two floors, the ground floor has been thoughtfully designed to allow comfortable single-level living if desired. The spacious open-plan kitchen, dining and sitting room, together with the principal bedroom, both open directly onto the private garden through French doors, creating a seamless connection between indoor and outdoor living. A luxurious main bathroom with brass Scudo fittings, along with a versatile study – which could also serve as a third bedroom – provides additional flexibility. Cleverly integrated storage discreetly houses the new boiler, washing machine and wardrobe, while upstairs there is also a generous loft offering excellent additional storage.

Outside, the garden is positioned to the front and enjoys sunshine throughout much of the day. An outbuilding with power and water, together with a separate storage room, offers excellent versatility for hobbies, a home office or workshop. Completing the property is the rare advantage of off-street parking for up to two vehicles.

LOCATION
The Retreat is just a few steps away from Larkhall Village. Larkhall is a popular village known for its vibrant community, array of independent shops and excellent local schools. The property enjoys good bus links to the centre of Bath and easy access to the M4 without having to cross the city.

The city centre of Bath provides a full range of retail outlets together with many amenities including an excellent selection of restaurants, Bath Sports Centre, the Theatre Royal and the Thermae Spa. Complementing this is the open countryside to the east with many beautiful walks. This contrasting with the closeness of the city centre is, in our opinion, one of the major attractions to this property. Communication links are excellent with a mainline rail link to London Paddington (journey time from 85 minutes) and Bristol Temple Meads (journey time from 15 minutes).



