



7 Marlborough Buildings, Bath, BA1 2LX

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An extraordinary opportunity to purchase an exquisite Grade II Listed townhouse requiring complete modernisation.

Five bathroom | Five reception rooms | Freehold | Nine bedrooms | Over 6500 sq. ft | Rear garden | Requires complete modernisation | Vaults and storerooms | Views across Royal Crescent

Situation

Marlborough Buildings is one of Bath's most prestigious residential addresses, situated adjacent to the iconic Royal Crescent in the heart of the city's Georgian centre. The property enjoys immediate access to an excellent range of amenities at nearby St James's Square and Margaret's Buildings, including a delicatessen, independent cafés, restaurants, a wine bar, chemist, newsagent and a variety of boutique shops. The picturesque Royal Victoria Park and the Bath Approach Golf Course are both just a short stroll away.

A UNESCO World Heritage city, Bath is internationally renowned for its elegant Georgian architecture, Roman heritage and vibrant cultural scene. The city offers an outstanding selection of independent and national retailers, acclaimed restaurants, theatres, museums and leisure facilities, together with highly regarded schools in both the state and independent sectors and two universities.

Communications are excellent, with Bath Spa railway station providing regular high-speed services to London Paddington from approximately 85 minutes and Bristol Temple Meads in around 15 minutes. Junction 18 of the M4 motorway is approximately 10 miles to the north, offering convenient access to Bristol, London and the wider motorway network.

Description

No. 7 is currently arranged as five self-contained apartments, together with a substantial unconverted lower ground floor, offering exceptional scope for further accommodation or reconfiguration.

The property has been in our clients' ownership for more than 40 years, and the time has now come to offer this impressive Grade II Listed freehold building for sale. Occupying a prime position within the terrace, No. 7 enjoys outstanding views across the Royal Crescent and its renowned lawns. Marlborough Buildings comprises houses of varying sizes, and at over 6,500 sq. ft, this is one of the largest and most substantial properties in the terrace.

The building now requires comprehensive modernisation throughout, presenting a rare opportunity for an incoming purchaser. Subject to the necessary planning permission and listed building consent, it could be restored to a magnificent single-family residence or reconfigured into a number of high-quality apartments.



Many of the property's original period features remain remarkably intact, including elegant decorative corning, working shutters, the magnificent original stone cantilevered staircase, and a number of beautiful marble fireplaces, providing an exceptional foundation for a sympathetic restoration.

Outside

The property enjoys a substantial enclosed rear garden, an increasingly rare feature in central Bath. Mature trees and established planting provide a high degree of privacy, whilst the garden itself offers enormous potential for landscaping and restoration, creating an exceptional outdoor space to accompany this impressive Georgian townhouse.

Agents Note

To provide greater certainty for both parties, no offers will be accepted subject to survey. The successful purchaser will instead be invited to commission and complete their own survey before solicitors are formally instructed. This approach ensures that, once the legal process begins, both buyer and seller can proceed with confidence, knowing that the survey has already been undertaken and any findings considered.

All five apartments are currently assessed within Council Tax Band D. Should the property be reinstated as a single dwelling, it is likely that the Valuation Office Agency would reassess the property and assign a new Council Tax band appropriate to its use as one house.

General Information

Tenure - Freehold

Services - Electric central heating. Mains drainage.

EPC - N/A (Grade II Listed)



Approximate Floor Area = 618.3 sq m / 6655 sq ft
 Vaults = 27.1 sq m / 292 sq ft
 Total = 645.4 sq m / 6947 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #112237

