

2 Beaufort East

Larkhall, Bath



Elegant five storey Georgian townhouse in a sought after terrace located just 1.5 miles from Bath’s City Centre

Bath City Centre 1.5 miles, Bath Railway Station 2 miles, M4 motorway (J18) is about 9 miles to the north.
(All distances are approximate)


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Summary of accommodation

The House

Lower Ground Floor: Self-contained Flat with Separate Access | Kitchen/Living/Music Room | Studio
Wet Room | Courtyard | Vaults

Ground Floor: Kitchen/Breakfast Room | Dining Room | Utility

First Floor: Living Room | Snug | Bathroom

Second Floor: Primary Bedroom | Dressing Room | Shower Room

Third Floor: Three Further Bedrooms | Shower Room

Outside

Garden | Patio below



Situation

(Distances and times are approximate)

Beaufort East is part of an elegant Grade II listed Georgian terrace located approximately one and a half miles from Bath City Centre.



This charming area offers easy access to the Kennet and Avon Canal and scenic countryside. Local amenities are available in nearby Larkhall village, with a variety of shops, pubs, a cafe, a theatre and community hall. Nearby Alice Park is a favourite with locals, featuring a play area, tennis courts and a cafe. Commuters benefit from proximity to the M4 and Bath Spa station with direct trains to London in 75 mins. There are an excellent selection of schools, both independent and state-run which make this location ideal for families.



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The House

Number 2 is a stunningly preserved Grade II listed Georgian townhouse, rich in history and character, spread across 5 floors.

The property showcases a wealth of original period features, including fireplaces, high ceilings with beautiful cornice work and sash windows which fill the space with natural light.

On the ground floor the home opens into a hallway that leads into a large kitchen with black coloured fitted cupboards, Fisher and Paykel integrated fridge freezer, a breakfast bar and kitchen table.

The other end of the ground floor which overlooks the garden and St Saviours Church to the rear, there is a good-sized dining area with additional fitted cupboards. This entire floor has pretty Mandarin Terrazzo porcelain tiles.

Further down the hallway and cloak area, there is a well-equipped utility room with ample storage. This leads directly into the garden.

A stone staircase leads down to the basement. There is a large kitchen/living/music room with its original kitchen dresser and wall ovens. It has separate access from street level and there are two vaults for useful storage.

A studio with original fireplace and a large tiled wet room with door onto a small courtyard completes this floor.

Ascending the stairs to the first half landing there is a family bathroom.

The first floor reveals two well-proportioned rooms. The living room has 3 large sash windows overlooking Beaufort Gardens, stunning cornice work and an open fireplace.

The original withdrawing room now a cozy snug also has similar features.



The principal bedroom is on the second floor and has a wrought iron fireplace and fitted cupboards. There is a second large bedroom with wooden floor, floor to ceiling fitted cupboards and large concrete floor shower room.

Up again to the third floor, there are three further bedrooms and family shower room.

This home blends practicality with elegance, with its period detailing, large sash windows and generous layout it offers both modern comfort and timeless beauty.



Outside

The property features a flat rear garden which overlooks St. Saviour's Church and is the largest garden in the terrace. It has a patio area for outdoor entertaining and grass lawn for relaxation with some mature shrubs and trees.

There are two large vaults in the basement which provide additional storage space.

Property Information

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

Services: We are advised that mains water, electricity, gas and drainage are connected to the property.

Local Authority: Bath and North East Somerset

Council Tax: Band G

Postcode: BA1 6QD

Directions: From Queen Square, head west toward Princes Street. Turn right to stay on Queen Square/A4 and continue around the Square. Turn left onto Gay St, then right onto George St. Follow the A4 for about a mile, then turn left into St Saviours Rd. Continue to St Saviours Way and the left into Beaufort East.

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

Approximate Gross Internal Floor Area
Main House = 356 sq m / 3,831 sq ft
Vaults / External Store = 28 sq m / 301 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated May 2025. Photographs and videos dated May 2025.

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