15 Camden Crescent
Bath, BA1 5HY

An exceptional Grade I listed Georgian townhouse in one of Bath’s landmark locations overlooking the city

Entrance Hall • Dining Room • Kitchen • Utility Room
Cloakroom • Drawing Room • Withdrawing Room
Bathroom • Master Bedroom with Dressing Room • Luxury Bathroom
3 Further Bedrooms • Family Bathroom

Landscaped terraced rear gardens

Savills Bath
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DESCRIPTION

This fine Georgian townhouse occupies a central location within a magnificent Grade I listed crescent. Camden Crescent was designed by John Eveleigh and constructed circa 1787 to 1788. Situated on Bath’s popular northern slopes, the property benefits from panoramic south facing views over the city and the National Trust skyline.

15 Camden Crescent comprises 3,649 sq ft of well appointed accommodation arranged over 4 floors and all the principal rooms enjoy superb far reaching views. Fine period details include some exquisite marble and stone fireplaces, deep skirting boards, ornate cornice work, wooden floors and sash windows with working shutters. These blend seamlessly with stylish contemporary fixtures and fittings.

On the ground floor to the front is an impressive dining room with feature fireplace that connects via sliding double doors to the superb contemporary fitted kitchen with an island unit, integrated appliances and sleek granite work surfaces. A hallway at the rear gives direct access to the garden, as well as a utility room and cloakroom. The light and airy triple aspect first floor drawing room overlooks the front of the property while the withdrawing room with paned sash windows enjoys splendid views over the impressive rear garden. There is also a bathroom on the first floor. The master bedroom with a dressing room occupies the second floor along with a luxurious bathroom. The third floor contains three further bedrooms and a family bathroom.

OUTSIDE

The well stocked walled gardens are to the rear of the property and have been landscaped to maximise the usable space despite the sloping nature of Lansdown. There are a number of level terraced areas, ideal for al fresco entertaining and dining, that are all connected by attractively planted pathways. There is an impressive selection of grasses, ferns and palms complemented by a selection of shrubs and bushes and the planting has been designed for easy maintenance while providing colour all year round.

SITUATION

Camden Crescent is situated in an elevated position on the northern slopes of Bath, within a mile of the city centre. Bath is a World Heritage Site famed for its Georgian architecture and Roman heritage and enjoys a wealth of cultural, business and recreational facilities. Communication links are excellent with a mainline rail link to London Paddington (journey time approx 90 minutes) and Bristol Temple Meads (journey time approx 15 minutes). Junction 18 of the M4 is approximately 10 miles north.

DIRECTIONS

Leave Bath city centre via Lansdown Road. Camden Crescent is the right hand turning immediately after Upper Hedgemead Road and number 15 is the property immediately to the left of the pedimented building.
GENERAL REMARKS AND STIPULATIONS

TENURE
Freehold.

SERVICES
All mains services are connected.

In accordance with Consumer Protection from Unfair Trading Regulations (CPTRs) and the Business Protection from Misleading Marketing Regulations (BPRs), please note that the working condition of any of the services or kitchen appliances have not been checked by the agents but at the time of taking particulars we were informed they were all in working order.

LOCAL AUTHORITY
Bath & North East Somerset Council: Tel: 01225 477000 or www.bathnes.gov.uk

VIEWINGS
Strictly by appointment with Savills.