



1 Widcombe Crescent, Bath, BA2 6AH

# 1 Widcombe Crescent

## Bath, BA2 6AH

**An impressive Grade I listed townhouse set in this wonderful crescent, offering superb views across the city and surrounding countryside**

Entrance hall | 4 reception rooms | Magnificent first floor drawing room and withdrawing room leading to full width balcony | 8 bedrooms | 2 bathrooms | Kitchen | Utility room | Original kitchen | Butler's pantry | Server room | 5 WCs | Cellar | 2 Vaults |

Widcombe Crescent is conveniently located on the lower slopes of Widcombe with exceptional views west across the City. There is excellent access to both the Widcombe area of Bath and the city centre. Bath Spa railway station is within 0.4 miles of the property. With National Trust land close at hand, there are also wonderful walks nearby. Widcombe Parade offers a good range of amenities including several well-regarded pubs and cafes, a doctors' surgery, a dentist, and convenience shop.

Schools nearby include Widcombe Church of England Primary School, King Edwards, The Paragon, Prior Park, Beechen Cliff secondary school and Monkton Combe. There is easy access, via a bus stop close to the house, to Ralph Allen and to the University of Bath with its world-class sports facilities which are open to the public.

### Description

1 Widcombe Crescent is an exceptional Grade I listed end-of-terrace residence, distinguished by its significant architectural merit. A fine example of an early Georgian townhouse, it was constructed circa 1799 by Charles Harcourt Masters. The property retains an array of period features characteristic of the era, including high ceilings, ornate cornicing, elegant architraves, and open fireplaces with original surrounds.

Currently configured as commercial premises with consent for residential use, the building has benefited from an extensive programme of refurbishment over the years. Further details can be found via the B&NES planning portal (application number 25/00165/FUL).

The proportions throughout are particularly impressive, most notably within the magnificent drawing room and adjoining withdrawing room. To the rear, a striking balcony spans the full width of the house, offering superb views across the city and surrounding countryside.







The spacious garden is thoughtfully arranged over two levels. The upper terrace provides an ideal setting for outdoor dining and entertaining, while the lower level is predominantly laid to lawn, complemented by low-maintenance shrubs and well-defined borders.

The property is perfectly suited to modern family living, offering an excellent setting for both everyday comfort and large-scale entertaining.

#### General Information

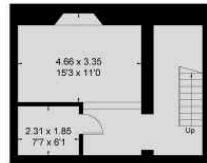
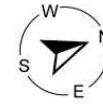
Bath & North East Somerset Council. Council Tax Band G.

The tenure is Freehold.

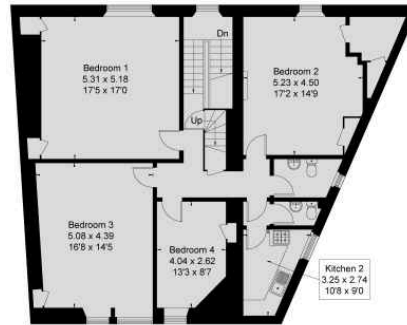
Mains services connected.



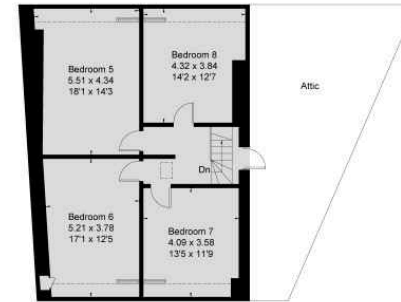
Approximate Floor Area = 653 sq m / 7030 sq ft



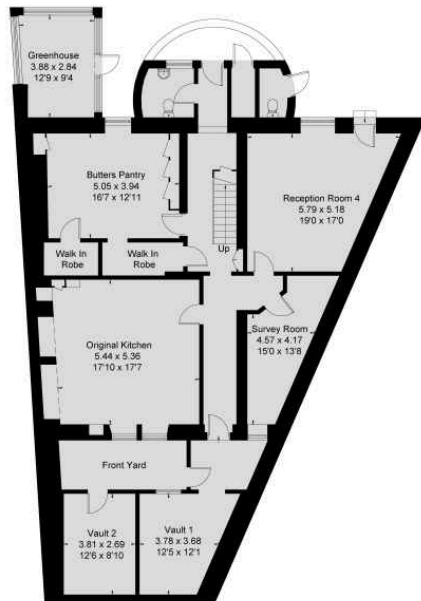
Cellar



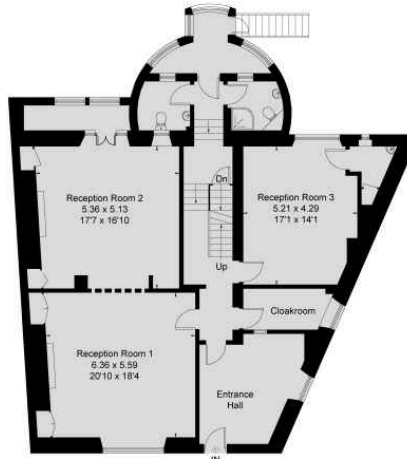
Second Floor



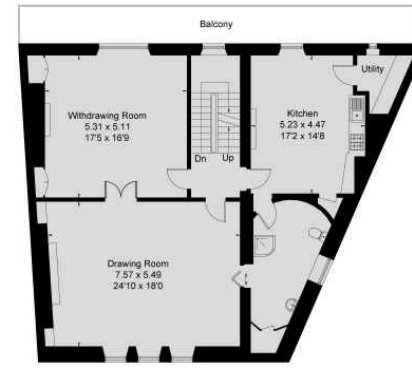
Third Floor



Lower Ground Floor



Ground Floor



First Floor



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