



10 Cavendish Crescent, Lansdown, Bath, BA1 2UG



A rarely available Crescent House offering an impressive 4,000 square feet of flexible accommodation over four floors, located in one of Bath's most desirable Georgian Crescents on the lower slopes of Lansdown and with a wonderful south-westerly aspect.

Entrance lobby | Entrance hall | Dining room | Kitchen/breakfast room | Guest cloakroom | Utility room | Drawing room | Withdrawing room/Study | Principal bedroom with ensuite bathroom and dressing room | 4 further bedrooms (1 ensuite) | Bathroom | Rear garden | Wide garage available by separate negotiation | Residents' permit parking | Residents' only communal garden

Situation

Cavendish Crescent is unusual in that it borders extensive parking and a golf course with both rural and urban walks straight from the door. The Crescent sits at the upper end of Cavendish Place, just along from Park Street and near to St. James's Square which offers a variety of shops including a newsagent, chemist, hairdressers, delicatessen, two popular public houses as well as a nearby florists and greengrocers. The Approach Golf Course and Royal Victoria Park with its famous Botanical Gardens are nearby, along with the many cultural, recreational and leisure facilities offered by the city of Bath.

Bath is a World Heritage Site famed for its Georgian architecture and Roman heritage and provides an extensive range of business, entertainment and cultural facilities along with two universities. There are well-regarded schools in both the state and independent sectors and a mainline rail link to London Paddington (journey time approximately 90 mins) and Bristol Temple Meads (journey time approximately 15 mins). Junction 18 of the M4 motorway is about 9 miles to the north and Bristol International airport is some 20 miles to the north-west.

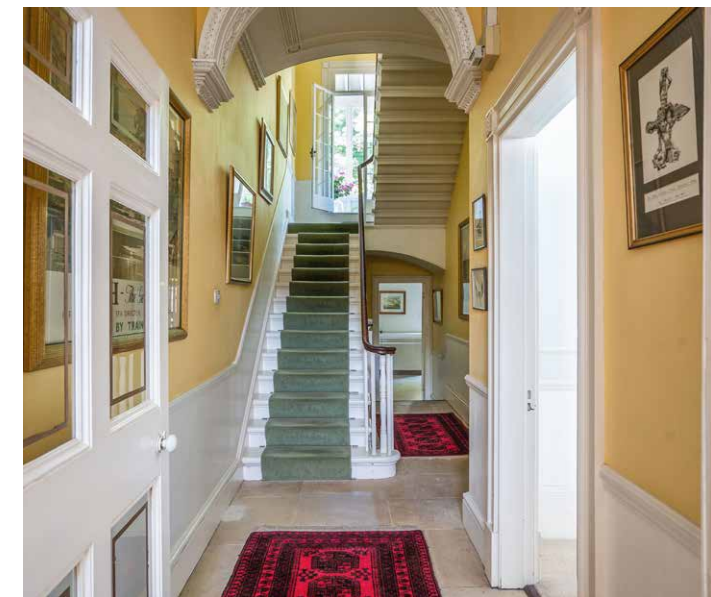
Description

Combining architectural grandeur, historic significance and outstanding views, No. 10 Cavendish Crescent represents one of Bath's most distinguished Georgian townhouses.

Forming part of one of Bath's most elegant Georgian crescents, this remarkable home presents a rare opportunity to acquire wonderful accommodation of just over 4,000 sq. ft. from the ground floor up. The lower ground floor flat is owned on a separate Title. Our clients own the freehold.

Occupying an enviable position on the lower slopes of Lansdown, the property enjoys magnificent south-westerly views across the city of Bath, the surrounding countryside and the Approach Golf Course.

Cavendish Crescent comprises just eleven houses of equal proportions, unified by their exceptional architectural design. The handsome façade is characterised by arched entrance doorways with refined stone surrounds, elegant first floor wrought iron trellis balconies, and strong horizontal detailing created by the platband, string course and parapet cornice.





Designed by the renowned architect John Pinch the Elder and constructed between 1815 and 1830, No. 10 is an impressive double-depth Georgian home of considerable historical significance.

The property also boasts a fascinating provenance, having once been the residence of Sir Thomas William Holburne, founder of Bath's celebrated Holburne Museum. Many period features remain beautifully preserved throughout, including a magnificent, cantilevered stone staircase, intricate cornicing, decorative ceiling roses and original fireplaces.

The accommodation is arranged over four floors and offers an exceptional balance of elegant reception space and practical family living. A canopied entrance opens into a welcoming reception hall with stone flooring, leading to the principal staircase. The formal dining room features a period fireplace, bespoke fitted cabinetry and illuminated display shelving, while the spacious kitchen/breakfast room is comprehensively fitted with quality cabinetry, integrated appliances and enjoys delightful views over the rear garden. A utility room, guest cloakroom and charming conservatory overlooking the gardens complete the ground floor accommodation.

The first floor is dedicated to entertaining, with a magnificent drawing room extending across three windows and benefitting from ceiling heights exceeding four metres. This exceptional room enjoys breathtaking panoramic views across Bath and beyond. A second reception room, currently arranged as a study and withdrawing room, offers equally impressive proportions together with attractive garden views and bespoke fitted shelving.

The principal bedroom suite occupies much of the second floor and includes a dressing room, en-suite bathroom, fitted wardrobes and fireplace. A further double bedroom with en-suite shower room is also located on this level. The upper floor provides three additional bedrooms (two doubles and one single), a sitting room, bathroom, extensive storage and flexible accommodation, ideally suited to family life or guest use.

Outside, the property is complemented by a beautifully established walled rear garden. Thoughtfully landscaped and rich with colour and character, it features generous terraces, mature trees, roses, shrubs and seasonal planting. A charming period-style greenhouse, believed to have been added during Sir Thomas Holburne's ownership, provides a unique historic focal point. Residents also enjoy access to the private Cavendish Crescent garden situated to the front of the terrace.

A wide garage located immediately behind the house on Sion Hill is available by separate negotiation.

General Information

The property sits within a Conservation Area and is a Grade II listed property.

B&NES Council. Council Tax Band G.

Freehold tenure.

All mains services are connected.

Agent's Note

The lower ground floor flat is held on a separate Title and is not included in the sale. Our clients own the freehold.





Approximate Floor Area = 379 sq m / 4079 sq ft
 Garage = 21.7 sq m / 233 sq ft
 Total = 400.7 sq m / 4312 sq ft

