



BATH AND RURAL
— ESTATE AGENTS —

12 Lambridge
Bath | BA1 6BJ

12 Lambridge

12 Lambridge stands on the eastern edge of Bath, in the fashionable village of Larkhall – a thriving community with a genuine village feel, yet just a mile’s level walk into the city along road or canal towpath.

- Handsome GII listed Georgian villa
- Six bedrooms
- Four reception rooms
- Swimming pool
- Self-contained apartment

Built in 1786 this detached, double-fronted Georgian townhouse is Grade II listed and a fine example of neo-classical style. With Bath stone elevations, slate roof, elegant proportions, and abundant natural light, it embodies the very best of Bath architecture.

Arranged over four floors, the house offers six bedrooms and versatile living space. The lower ground floor has served variously as a family office, a self-contained flat, and a successful rental. ‘That flexibility has been invaluable,’ say the current owners.

The ground floor plays host to two dual-aspect reception rooms with soaring ceilings, working shutters, decorative corncicing, alcoves, original fireplaces and stunning views. ‘It’s true Georgian elegance on a grand scale, yet still a warm and welcoming family home.’ Complimenting this floor is a large, light-filled kitchen/ dining room. The upper floors provide generous bedrooms, including a beautiful principal with ensuite, and a top floor that works perfectly as a private domain for children, complete with shower room.

The gardens are exceptional – almost half an acre, a rarity in Bath. Fully walled and private, they offer year-round colour, sweeping lawns, and a magnificent copper beech. ‘There’s always a place to sit in sun or shade,’ say the owners. A secluded heated swimming pool, working conservatory with figs, citrus, and grapes, and a large summerhouse with sunset views across to St Saviour’s spire complete this unique sanctuary. Rear access via electronic gates opens to private parking for several cars.







'Beyond the garden walls, Larkhall offers excellent amenities, including schools, pubs, eateries and an active community centre and theatre, while a short stroll leads to Alice Park, the water meadows, the canal, or up Solsbury Hill.'

'There's a real sense of friendship and community here – we regularly meet with local friends and neighbours for meals and drinks.'

'From world-class sporting facilities and well-regarded schools to outstanding restaurants and cultural life, Bath offers so much. With good bus services, access to the M4 and an 80-minute direct train to London one feels very well connected.'

'We moved here in 1999 and raised our family in this house. It has given us so much – the space, the garden, the community. It's time now for the next chapter, but this home will always hold a special place in our hearts.'

ADDITIONAL INFORMATION TENURE:

Freehold

SERVICES:

Mains water, electricity and gas.

EPC RATING: D

COUNCIL TAX: G

LOCAL AUTHORITY: Banes



These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



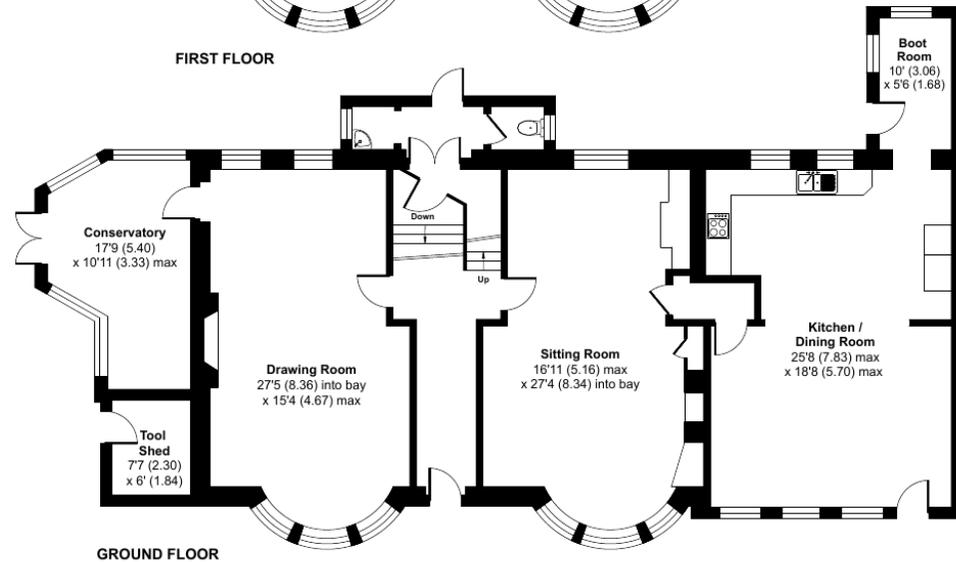
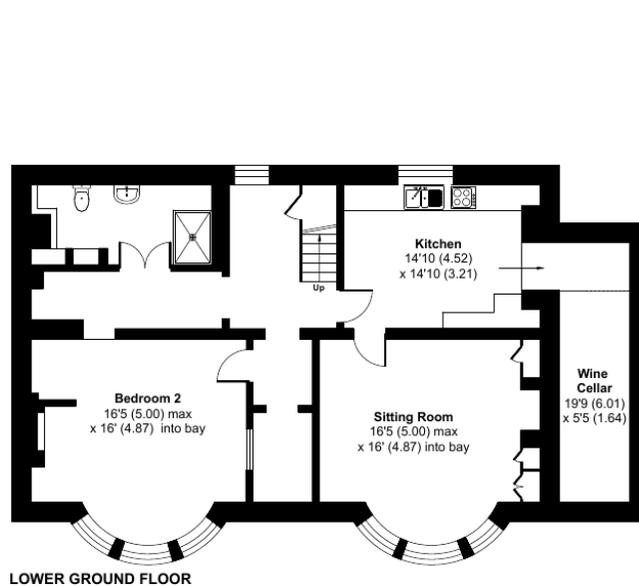
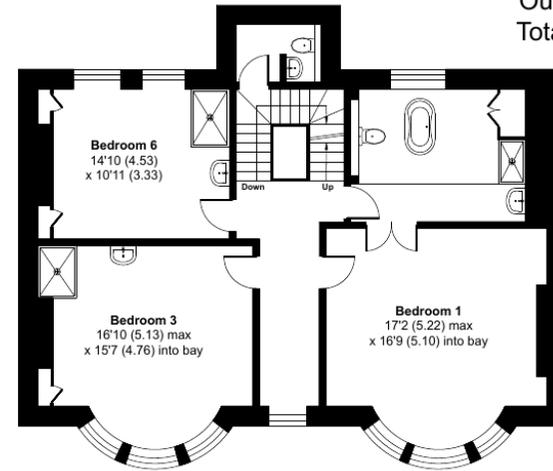
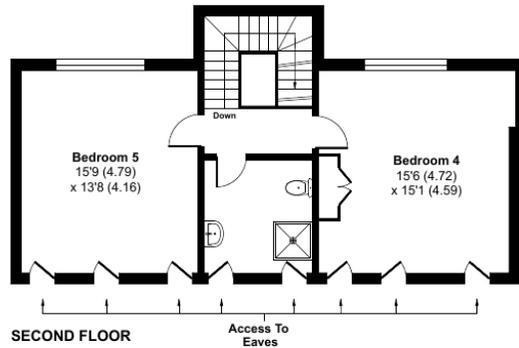
Lambridge, Bath, Somerset, BA1

Approximate Area = 4514 sq ft / 419.3 sq m

Outbuilding = 44 sq ft / 4 sq m

Total = 4558 sq ft / 423.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Fine & Country Homes of Bath Ltd.. REF: 1332576

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