



BATH AND RURAL
— ESTATE AGENTS —

The Retreat
6 Cambridge Building Mews | Bath | BA1 6QY

The Retreat

Tucked away in the heart of Larkhall, The Retreat offers calm and privacy in the midst of one of Bath's most vibrant communities. Originally rebuilt in 2002 on the site of an old bakery, this contemporary two-bedroom mews house combines thoughtful design, practicality, and charm – a hidden sanctuary moments from the village's bustling centre.

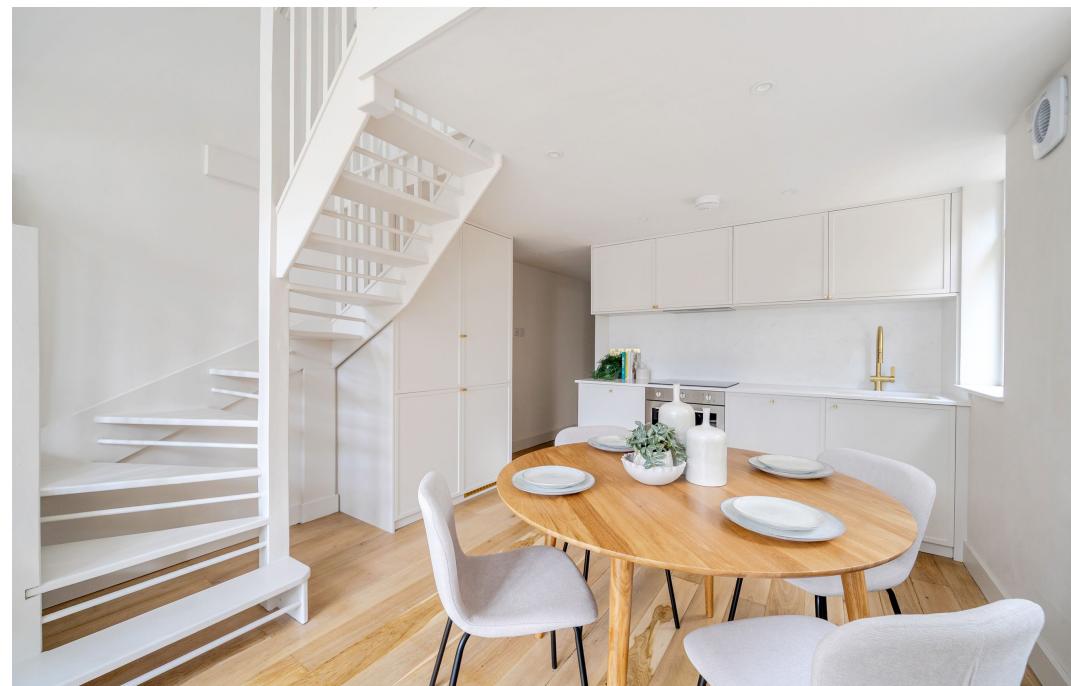
- Newly refurbished mews house
- Open plan kitchen/living dining area
- Two bedrooms
- Study
- Parking

Recently refurbished throughout, the home has been finished to an exceptional standard. Every detail has been considered, from the beautiful new kitchen and bathrooms to refinished solid English oak flooring, fresh decoration and bespoke cabinetry that makes clever use of every inch of space. 'We wanted to honour what Dad created here, thoughtfully updating it with great care and attention to detail.'

The kitchen has a timeless elegance, with marble-effect composite worktops, warm brass accents and Smeg appliances. LED under-cabinet lighting adds a soft glow in the evenings, while Hay pendant lights in the living area bring a subtle sense of style.

Upstairs, a mezzanine bedroom features full-height wardrobes with a hidden door leading to a serene shower room – 'our children call it the Narnia door.'

Although the house sits over two floors, the layout on the ground floor makes it ideal for single-storey living. A spacious kitchen/dining/sitting room and principal bedroom both open onto the garden through French doors. There's also a main bathroom featuring brass Scudo fittings and a neat study – or third bedroom – with discreet storage, housing the new boiler, washing machine and wardrobe. 'Upstairs, there's a generous loft too, easily accessed through a standard door.'









Outside, the garden feels wonderfully private – ‘it’s such a sun trap in summer and a lovely place to sit with a glass of wine.’

The outbuilding, complete with power, water and a separate store, adds versatility, while off-street parking for up to two cars plus an informal third private lane space, ensures practicality matches comfort.

Perfectly placed for village life, Larkhall offers independent shops, cafés, a theatre and a great community spirit.

‘It’s rare to find somewhere so peaceful and tucked away, yet so close to everything – that’s what made Dad fall in love with it.’

‘It’s a house that feels instantly calming – somewhere that just makes you slow down and relax.’

‘The flow from kitchen to garden makes it perfect for entertaining.’

‘It’s peaceful, private and full of light – a true hidden gem in the heart of Larkhall yet a level walk to all of Bath’s wonderful amenities and attractions.’

ADDITIONAL INFORMATION

TENURE: Freehold

SERVICES: Mains electric, gas, water and sewerage

EPC: C

COUNCIL TAX BAND: D

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.



Cambridge Buildings Mews, Bath, Somerset, BA1



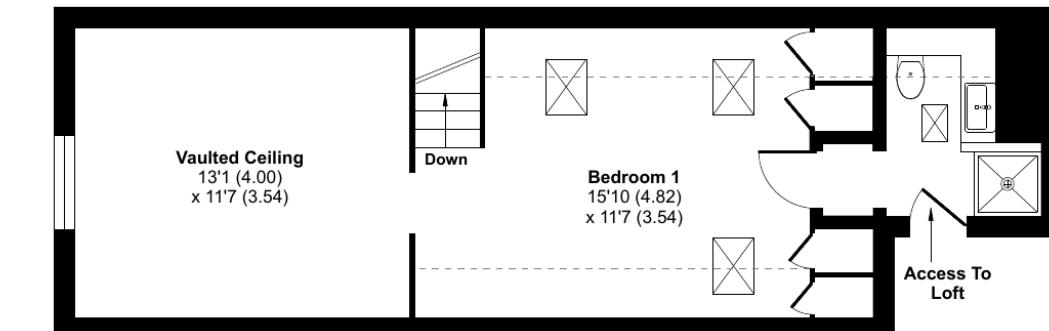
Approximate Area = 719 sq ft / 66.7 sq m (excludes vaulted ceiling)

Limited Use Area(s) = 72 sq ft / 6.6 sq m

Garden Shed = 37 sq ft / 3.4 sq m

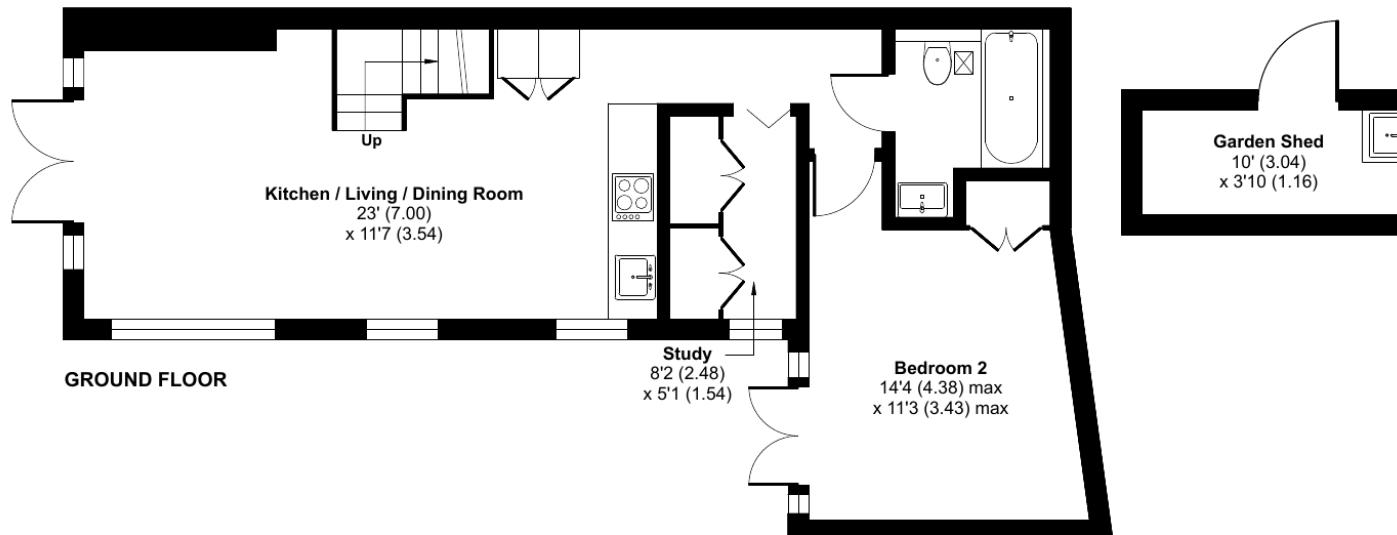
Total = 828 sq ft / 76.9 sq m

For identification only - Not to scale



Denotes restricted head height

FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©niches.com 2025.
Produced for Fine & Country Homes of Bath Ltd.. REF: 1369521



BATH and RURAL Estate Agents

Tel: 01225 320032
36 Gay Street, Bath BA1 2NT

office@bathandrural.com
bathandrural.com



The Property
Ombudsman

BATH AND RURAL
ESTATE AGENTS