



BATH AND RURAL
— ESTATE AGENTS —

2 Bloomfield Crescent
Bath | Somerset | BA2 2BE

2 Bloomfield Crescent

This distinguished Grade II* listed Georgian townhouse, dating from around 1795, occupies an enviable position within the architecturally significant Bloomfield Crescent, one of Bath's most picturesque residential addresses.

- Grade II* listed Georgian townhouse
- Three bedrooms
- Two reception room
- Kitchen/Breakfast room
- Private garden
- Off street parking

Designed by Charles Harcourt Masters, the crescent was carefully planned so that its principal rooms would overlook the city, while the elegant entrance façades create a wonderfully peaceful setting. Owned by the current owners for 22 years, the house has been thoughtfully updated to create a welcoming family home while preserving its wealth of original character. 'There's something very calming about Georgian houses, particularly in a quiet crescent with nothing in front of it except exceptional views,' say the owners.

Arranged over four levels, the accommodation includes a kitchen, breakfast room, pantry and utility room on the lower ground floor, elegant reception and sitting room on the ground floor, and three bedrooms across the upper floors. High ceilings, period proportions and large sash windows fill the interiors with natural light.

Over the years, the owners have carefully modernised the property, while the private garden has recently been transformed into an award-winning outdoor space. 'The kitchen and dining room have always been the heart of the house, hosting countless family meals, gatherings and dinner parties before everyone heads up to the terrace for drinks,' they add.









Outside, the property benefits from a beautifully landscaped walled garden, linked by an attractive pathway to neighbouring gardens, alongside access to the unique communal 'pleasure gardens' enclosed within the crescent. The owners describe these shared green spaces as 'central to the wonderful sense of community, providing a safe environment for children to play and neighbours to gather.' From the upper floors, the panorama stretches from the Welsh hills to Solsbury Hill, with the Royal Crescent perfectly framed between. Excellent schools, sports facilities, the Two Tunnels cycle route, Bear Flat's popular cafés, restaurants and pubs, as well as Bath city centre and the railway station, are all within easy reach. 'With Beechen Cliff School a walkable distance it's been excellent for our boys.'

'What we've really loved is the ease of access to both the city and the countryside, with each right on the doorstep.'

'Our immediate neighbours are lovely. On one side we have the longest-standing residents, on the other the newest arrivals. Help is always available from this interesting little community.'

'The townhouse layout worked brilliantly for family life, giving everyone their own space across the different floors.'

ADDITIONAL INFORMATION TENURE:

Share of Freehold

SERVICES:

Mains water, electricity and gas.

COUNCIL TAX:

Band E

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.





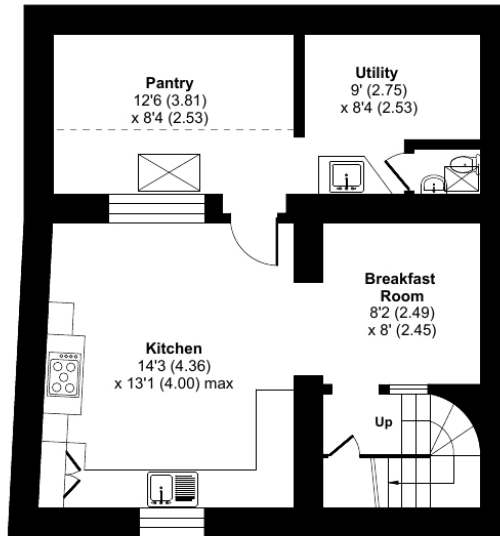
Bloomfield Crescent, Bath, Somerset, BA2

Approximate Area = 1615 sq ft / 150 sq m

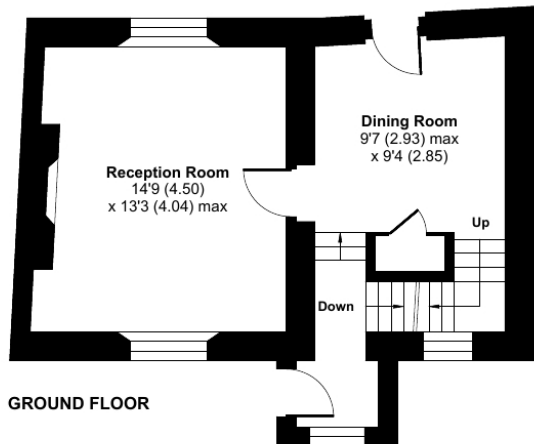
Limited Use Area(s) = 62 sq ft / 5.7 sq m

Total = 1677 sq ft / 155.7 sq m

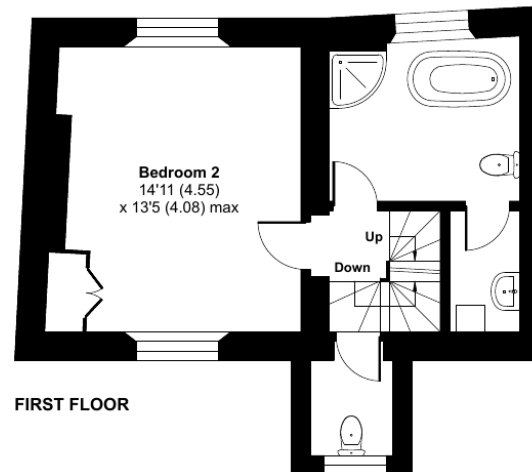
For identification only - Not to scale



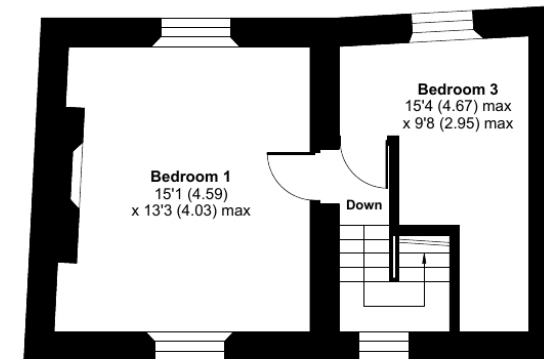
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Fine & Country Homes of Bath Ltd.. REF: 1484236 © nitchecom 2026.

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AGENTS NOTE: All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed



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