
WentWorth
Estate Agents



59 Bailbrook Lane, Bath, BA1 7AL

■ One Bedroom Period Cottage ■ Tucked-away position off Bailbrook Lane ■ Set well back from the road ■ Substantial south-westerly garden ■ Far-reaching views across Bath ■ Approx. 486 sq ft (45.1 sq m) ■ Off-street parking for two cars ■ First-floor bedroom and shower room ■ Updating required throughout ■ No onward chain

Price guide £275,000

Location
Bailbrook Lane lies on the north-eastern side of Bath, between Larkhall and Batheaston, in an elevated position above the city. Larkhall provides a good range of everyday amenities, including convenience stores, independent food shops, cafés, pubs, a pharmacy, hardware shop and the Rondo Theatre, while Batheaston offers further local amenities and access to the countryside to the east of Bath. The area is well served by local schools, including St Saviour's Infant and Junior Schools and St Mark's School in Larkhall, with a wider choice of state and independent schools available throughout Bath. Bath city centre provides an extensive range of shops, restaurants, cafés, cultural venues and leisure facilities and is particularly noted for its Roman and Georgian heritage. Bath Spa railway station provides frequent services to Bristol and regular direct trains to London Paddington, while the A46 gives access north towards Junction 18 of the M4.

Internal Description
The accommodation is arranged over two floors and extends to approximately 486 sq ft (45.1 sq m). The property requires updating throughout, providing an opportunity for a purchaser to refurbish the interior to suit their own requirements. The front door opens into a small entrance porch, with a glazed internal door leading into the reception room, which overlooks the garden and benefits from its south-westerly aspect. From here, the accommodation continues through to the kitchen, with the staircase rising from the central part of the ground floor, while the kitchen continues into a dining area at the rear with a rooflight providing additional natural light. On the first floor, the landing provides access to the bedroom and shower room, together with an airing cupboard and loft access. The bedroom is positioned at the front and enjoys an elevated outlook across Bath, while the shower room is located to the rear. The property is offered for sale with no onward chain.

External Description
The property occupies a notably secluded position, tucked away off Bailbrook Lane and set considerably back from the road. A private parking area provides off-street parking for two vehicles and is itself largely screened from Bailbrook Lane, from where a long pedestrian pathway leads through the garden to the house. The substantial south-westerly front garden extends between the parking area and the property and is predominantly laid to lawn, with established hedging, planting and boundary fencing providing a sense of enclosure. Immediately adjoining the house is a paved terrace, while the elevated position affords far-reaching views across Bath and towards the surrounding hills. There may also be potential to erect a garage within the plot, subject to obtaining any necessary planning permission and other consents.

Additional Information
Tenure: Leasehold. We understand that the property is held on a 999-year lease dating from 1812. The seller advises that no ground rent, service charge or maintenance charge is currently payable. We are also advised that the freehold title is unregistered. Prospective purchasers should ask their legal adviser to verify the lease provisions, title arrangements and any associated obligations.

Council Tax: Band C, payable to Bath & North East Somerset Council.

Energy Performance Certificate: Rating E.

Conservation Area: We understand that the property lies within the Bath Conservation Area.

Important Information: The above information has been provided by the seller and supplemented, where appropriate, by publicly available records. Prospective purchasers should satisfy themselves as to the accuracy of all information and ask their legal adviser to verify the tenure, title, lease provisions and planning position before exchange of contracts.

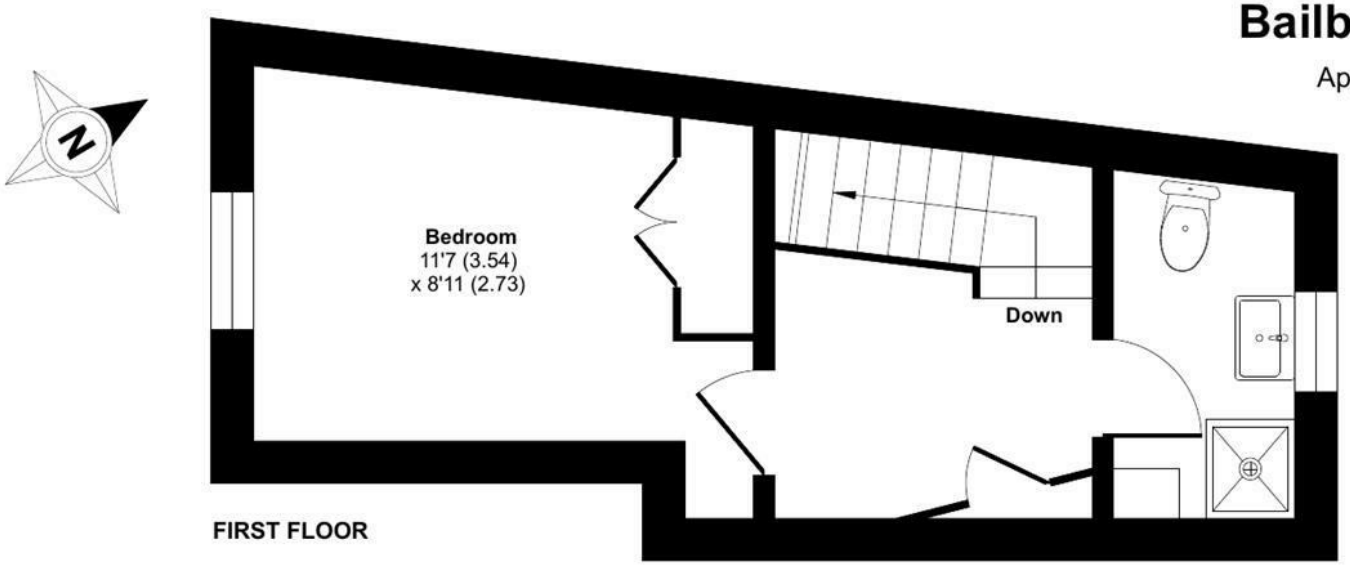
Agents Note
Important Notice

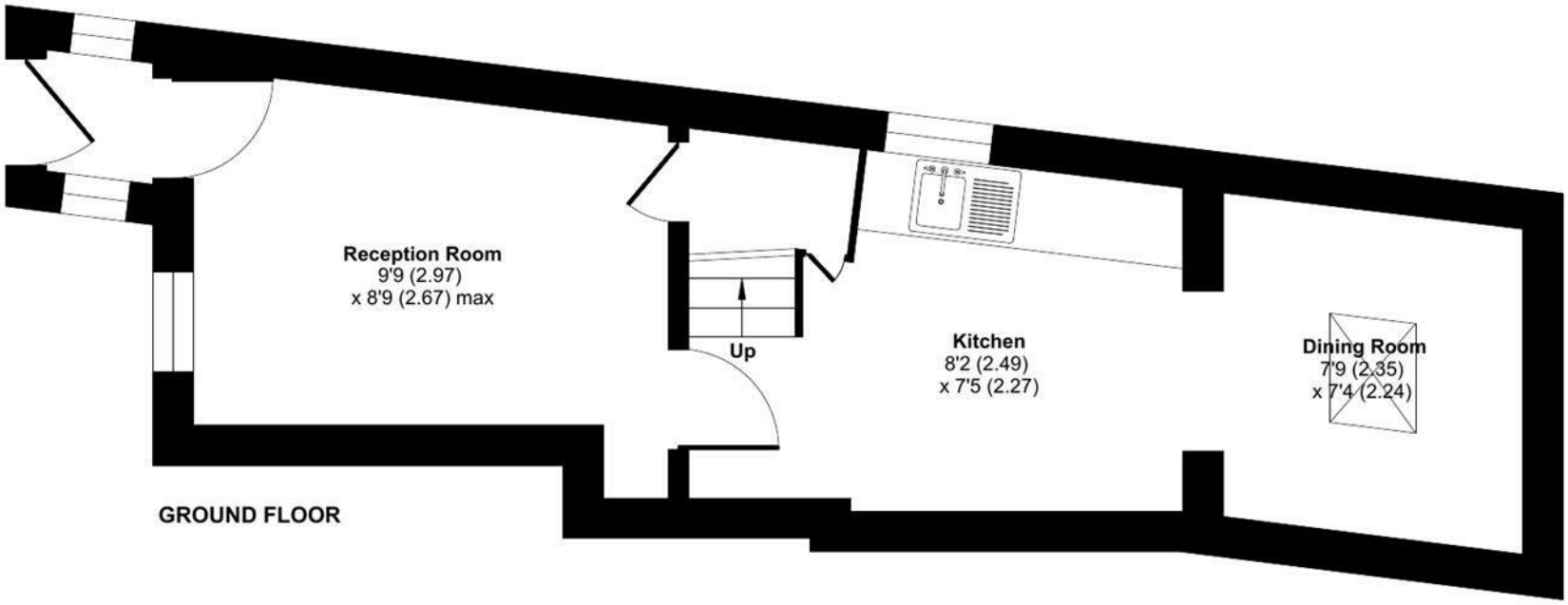
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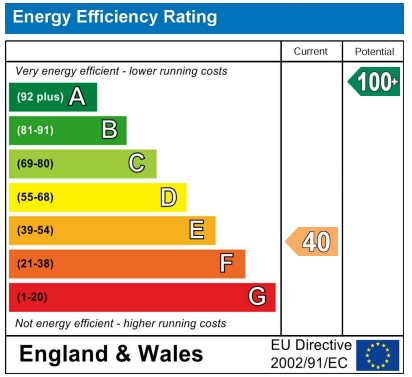
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Approximate Area = 486 sq ft / 45.1 sq m

For identification only - Not to scale







Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for WentWorth Estate Agents (Bath). REF: 1487584

















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