



**9 BLOOMFIELD GROVE**  
Bath

**Carter Jonas**

## 9 BLOOMFIELD GROVE, BATH, SOMERSET, BA2 2BZ

**A SUBSTANTIAL DETACHED FAMILY HOME WITH LOVELY VIEWS, A LARGE WEST FACING GARDEN, GARAGE AND DRIVEWAY PARKING.**

- Bath City Centre 1.6 miles
- M4 (J18) 11.9 miles
- London Paddington from 76 minutes from Bath Spa Station

Main House: Porch • Reception hall • Kitchen/ Breakfast room • Office • Dining room • Sitting room • Conservatory • Five bedrooms • Bathroom • W.C. • Cellar • Large loft • Garaging • Parking

Annexe: Four reception rooms/bedrooms and store room • Shower room

Landscaped gardens with large patio, two sheds, two greenhouses, vegetable patch and pond.

### DESCRIPTION

This is a wonderful, substantial and extended detached Victorian bay fronted well loved family house on the market for the first time in 56 years. It has versatile accommodation set across two principal floors perfect for large families and entertaining, both in the house and in the garden. There are numerous period features, grand proportions and the property opens onto a large and enclosed west facing garden.

A large rear extension, accessed via the main house, or with self-contained access from the side of the property, can create a separate annexe, or be used as part of the main house.

The main house has a large and welcoming reception hall at the front of the house leading to all of the reception rooms and to the large kitchen/breakfast room. There is plenty of scope to re-organise the ground floor living space should one wish, and it benefits from views across the rear garden and across Bath in a westerly direction.





There is a useful cellar and under croft, whilst the first floor has a ladder giving access to a substantial loft space with potential to convert to further accommodation.

To the front of the house is driveway parking and access at the side of the property leads to a large garage with light and power and giving an area for storage and workshop. The garden is a wonderful feature of the house. Like the house, it has been well loved and comes with a large lawn with shrub borders leading to a sunny patio area next to a pond.

### SITUATION

Bloomfield Grove is a leafy road in a family friendly area of Bear Flat. The community of Bear Flat offers a range of amenities including The Bear Pad Cafe, Da Vincis Deli, The Bear Pub, Wellsway Pharmacy, Barbers, Cooperative Supermarket, and the award-winning Menu Gordon Jones Restaurant. Prior Park College, Paragon Prep, King Edwards and Monkton Combe Senior Schools are all within a short distance, and Beechen Cliff and Hayesfield secondary schools are both within 0.5 and 0.7 miles. Bath Spa railway station is 1 mile from the property along with a host of shops, restaurants and attractions within the city centre. Bloomfield Green is within 0.2 miles leading to the Sustrains cycle network and the Two Tunnels. Bristol Airport is a 18.4 miles away, and M4 Junction 18 is 11 miles away.

Bath is a World Heritage Site famed for its Roman heritage and Georgian architecture that offers a wide variety of cultural, leisure, sports, and shopping facilities along with a mainline rail link to London Paddington (journey time from 76 mins) and Bristol Temple Meads (journey time from 11 mins).

### ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** All mains services are connected

**Local Authority:** Bath and North East Somerset Council

**Council Tax:** Band C

**EPC:** Band D

**Viewing:** Strictly by appointment with Carter Jonas





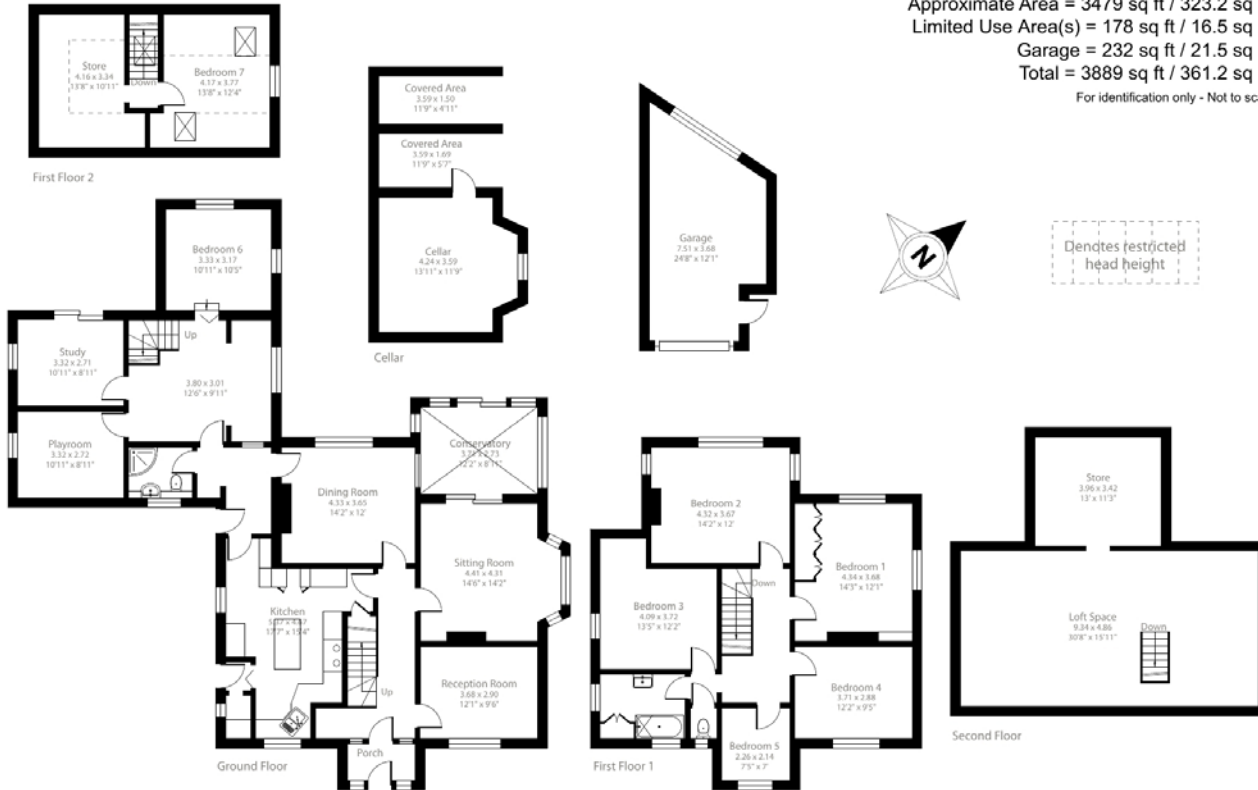
## Bloomfield Grove, Bath, BA2

Approximate Area = 3479 sq ft / 323.2 sq m  
 Limited Use Area(s) = 178 sq ft / 16.5 sq m  
 Garage = 232 sq ft / 21.5 sq m  
 Total = 3889 sq ft / 361.2 sq m  
 For identification only - Not to scale



### IMPORTANT INFORMATION

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrcocom 2026. Produced for Carter Jonas. REF: 1451298

Bath 01225 747250

bath@carterjonas.co.uk

5-6 Wood Street, Bath, BA1 2JQ

carterjonas.co.uk

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