

whiteley helyar



1,250 ft²



4 bedrooms



bathroom &
shower room



on-street

Guide Price £700,000

Prospect Cottage, 51 Northend, Batheaston, Bath, BA1 7EG

A very pretty, beautifully renovated double-fronted period house delightfully situated in the heart of this highly sought after village on the North/Eastern outskirts of Bath. Dating back over 250 years and Listed Grade II, the property offers well presented accommodation and retains numerous original and desirable features.

ACCOMMODATION

4 bedrooms
sitting room
kitchen/breakfast room

bathroom and en-suite shower room
dining room
gas fired heating

EXTERNALLY

The house stands in delightful well tended gardens to both front (approximately 40' x 25') and rear (about 72' x 33' maximum). They are mostly laid to lawn with various shrubs and flower borders, paved and decked terraces, timber sheds. Water tap, outside lighting and rear pedestrian access (for both us and the immediate neighbour)

LOCATION

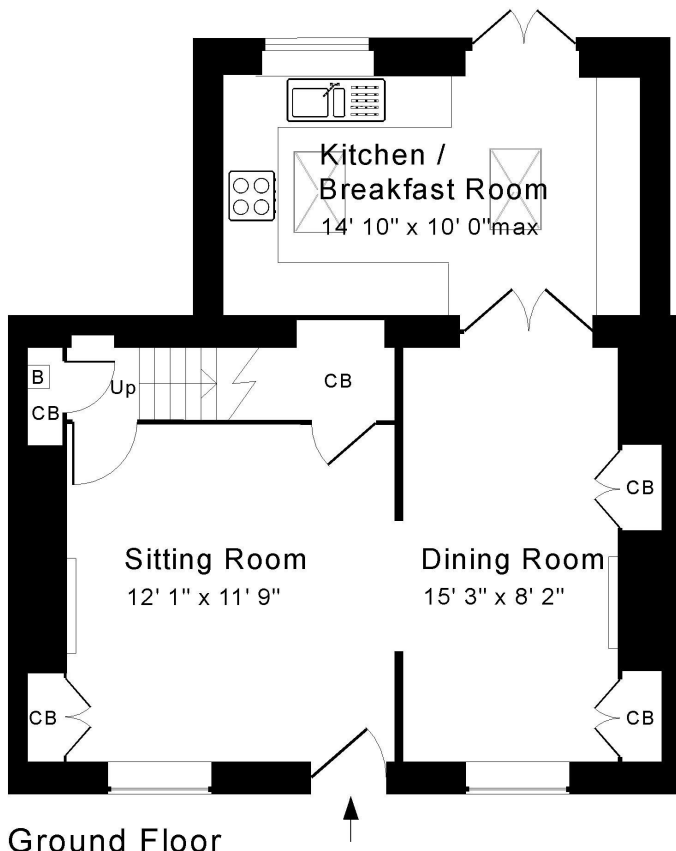
Prospect Cottage occupies a lovely position in this very popular area of Bath. It is close to beautiful open countryside (including Little Solsbury Hill and the gorgeous St Catherine's Valley), yet is within walking distance of Chris Rich's Farm Shop and the various shops and amenities in Batheaston and Northend (with an excellent primary school, doctors surgery, dentist, chemist, veterinary practice, 2 churches, general convenience store, takeaway and pub). There is a frequent bus service into the centre of Bath some 3 miles away or you cycle across Bathampton Meadows and along the canal towpath in just 25 minutes or so. The M4 can easily be accessed without having to cross the city.

DIRECTIONS

Enter Northend from Batheaston and continue up the hill, passing the Catholic Church on your right. Continue for about half a mile (past St Johns Church on your left) and number 51 will be found on your left hand side. If you reach Seven Acres Lane you have gone too far!







Approx. Gross Internal Floor Area:
1,250 Sq. Ft. / 117 Sq M
For identification purposes only. Not to scale.
Drawing Number: 172-0364
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