

whiteley helyar



2,718 ft²



4/5 bedrooms



2 bathrooms



off street parking
space

Guide Price £950,000

73 Northend, Batheaston, Bath, BA1 7EJ

A well presented and substantial village house of great charm and character, delightfully situated in the heart of this highly sought after village on the North/Eastern outskirts of Bath. Listed Grade II, this fabulous mid 18th Century corner property has had an illustrious and interesting past, being originally part of John Wood the Elder's masterpiece, Eagle House - which subsequently became the home of the Suffragettes - and it retains many fine original and desirable period features.

4/5 bedrooms
office/bedroom 5
elegant 19'10 x 18'6 drawing room
kitchen/breakfast room
gas fired heating

bathroom and separate shower room
large living/dining room
study area
conservatory
summerhouse

EXTERNALLY

There is a pretty walled front garden with a gravelled sitting area and gated parking. The delightful rear garden is in 2 sections; a paved courtyard with storage shed and beautifully tended gardens beyond, laid to lawn with a pond, well stocked flower and herbaceous borders, ornamental trees, bushes and shrubs. There are productive vegetable beds, a greenhouse and detached summerhouse with patio in front - great for outdoor dining.

LOCATION

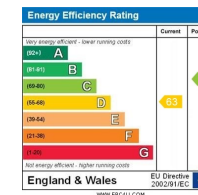
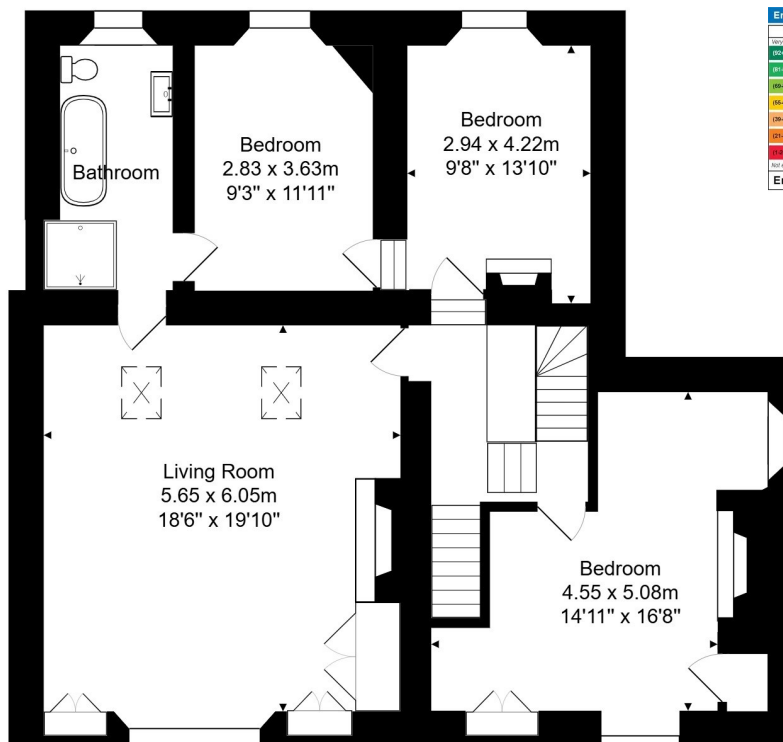
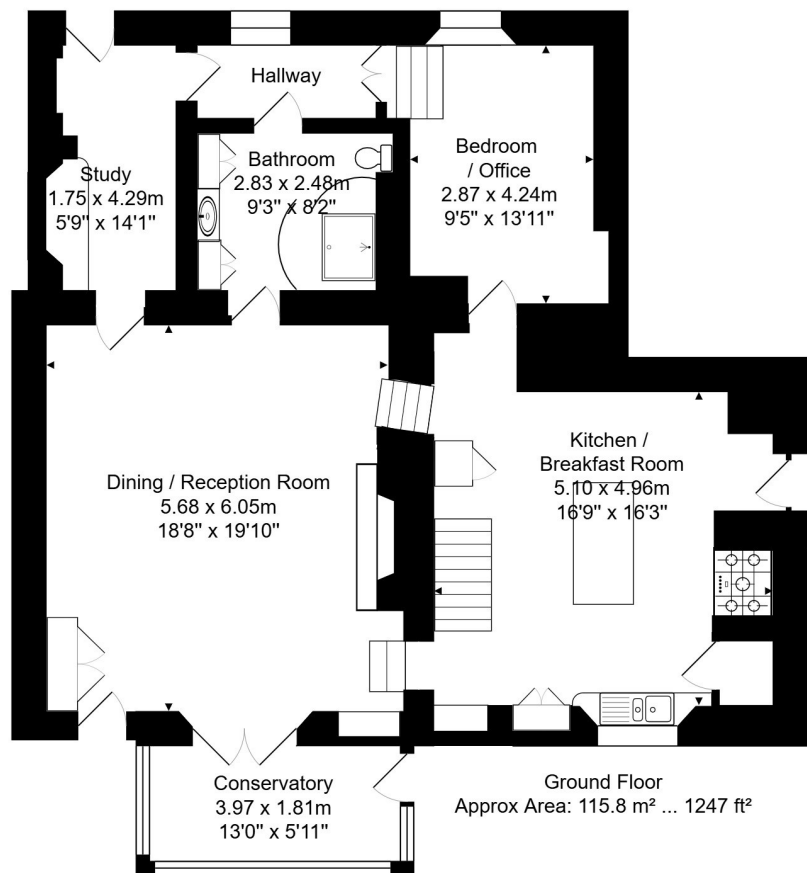
Number 73 occupies a lovely position in this very popular area of Bath. It is very close to beautiful open countryside (including Little Solsbury Hill and the gorgeous St Catherine's Valley), yet is within walking distance of Chris Rich's Farm Shop and the various shops and amenities in Batheaston and Northend (with an excellent primary school, doctors surgery, dentist, chemist, veterinary practice, church, convenience stores, post office, takeaway and pub). There is a frequent bus service into the centre of Bath (some 3 or so miles away) whilst the M4 can easily be accessed without having to cross the city.

DIRECTIONS

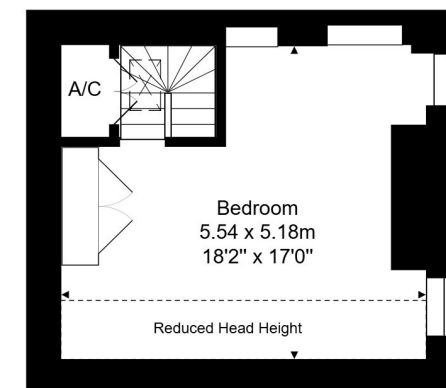
Enter Northend from Batheaston and continue for about half a mile. The house will be found on your left hand side, beyond Eagle Park and just as the road dips down.







Tenure: Freehold
Council Tax Band: 'F' £3,198.78



Total Approx Area: 252.5 m² ... 2718 ft²

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser. Area includes internal and external wall thickness

