



2 NORTH HILL COTTAGES
DUNKERTON
BATH
BA2 8BB
£2,250 PCM

SET WITHIN THE PEACEFUL VILLAGE OF DUNKERTON, THIS CHARMING AND UNIQUE COTTAGE OFFERS AN EXCELLENT COUNTRYSIDE LIFESTYLE WHILE REMAINING CONVENIENTLY CLOSE TO THE HISTORIC GEORGIAN CITY OF BATH, JUST FIVE MILES AWAY. AVAILABLE IMMEDIATELY AND OFFERED UNFURNISHED, IT'S AN IDEAL HOME FOR THOSE SEEKING A BALANCE BETWEEN RURAL TRANQUILLITY AND EASY ACCESS TO CITY AMENITIES.

The location is particularly well suited to commuters, with straightforward routes to both Bath and Bristol. Nearby Peasedown St John provides a range of everyday amenities, public facilities and local services, adding further practicality to this appealing village setting.

The cottage itself is well presented and generously proportioned, offering a versatile and characterful layout. An entrance vestibule leads into one of two spacious reception rooms, while the front reception room features a comforting wood-burning stove — perfect for relaxed evenings during the colder months. To the rear, a large fitted kitchen enjoys lovely views across rolling countryside and comes equipped with a selection of white goods. The ground floor is completed by a three-piece shower room and a practical study, which benefits from its own door opening directly onto the wrap-around gardens.

Upstairs, the property offers four bedrooms, three comfortable doubles and all with fitted storage, alongside a well-appointed family bathroom finished with a feature freestanding bath and separate fittings.

Outside, the cottage sits within a sizeable plot that provides a real sense of privacy. The front garden enjoys a sunny south-facing aspect, mainly laid to lawn with mature planting and established hedgerows creating a secluded, traditional cottage garden feel. A private pathway leads to the parking area, where there is ample driveway parking along with a substantial double garage.

The property has recently undergone cosmetic improvements including new carpets and fresh decoration throughout, meaning it is ready for immediate occupation.

Altogether, this is a rare countryside rental opportunity combining character, space and convenience — early viewing is highly recommended.



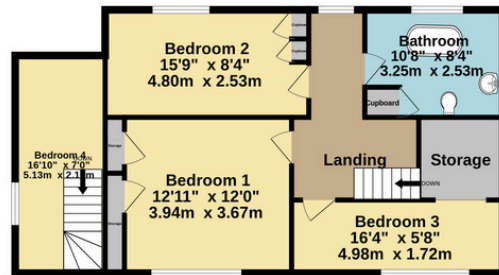




Ground Floor
1136 sq.ft. (105.5 sq.m.) approx.



1st Floor
743 sq.ft. (69.0 sq.m.) approx.



TOTAL FLOOR AREA: 1878 sq.ft. (174.5 sq.m.) approx.

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 for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metacox C0028

Energy performance certificate (EPC)

2 North Hill Cottages
Dunkerton
BATH
BA2 8BB

Energy rating

D

Valid until: 20 November 2035

Certificate number: 0635-8729-5509-0980-6222

Property type Semi-detached house

Total floor area 151 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance)

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Energy rating and score

This property's energy rating is D. It has the potential to be B.

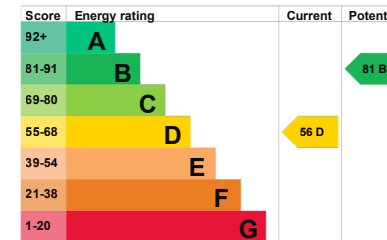
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get aratingfromA(best)toG (worst)and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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