

# whiteley helyar



1,040 ft<sup>2</sup>



3 bedrooms



two bathrooms



resident's  
permit  
parking

Guide Price                      £650,000

2 Hay Hill, Bath, BA1 5LZ

A super three bedroom Georgian cottage, tucked away on a pedestrian street a stones throw from all that Bath has to offer, with a lovely city garden and no onward chain. Over three storeys, the flexible accommodation retains attractive period features, and this unique house creates a wonderful character home in the heart of the city.

### ACCOMMODATION

Entrance hall  
Sitting/dining room with feature fireplace and picture window  
Modern kitchen with integrated appliances  
Three bedrooms, one with access to the garden  
Two bathrooms

### EXTERNALLY

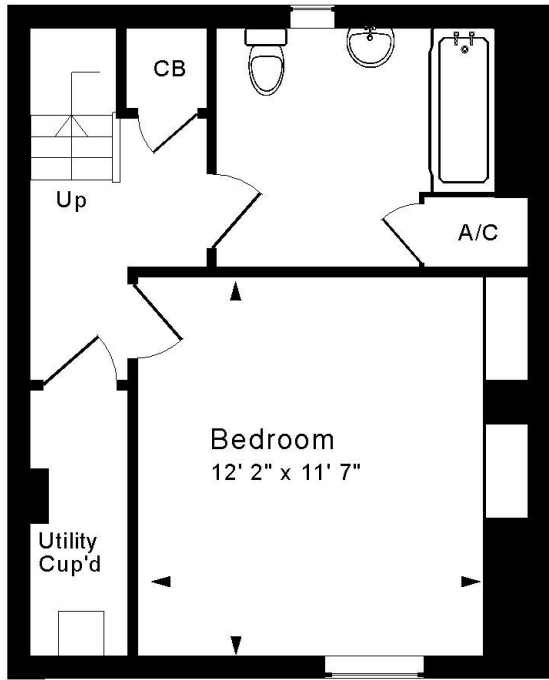
Accessed from the first floor, the walled garden offers a wonderful sanctuary behind the Georgian facades of the city centre. A few steps lead up to a patio, perfect for outdoor dining, whilst the remainder of the garden is laid to lawn, with mature trees and shrubs providing a verdant outlook.

### LOCATION

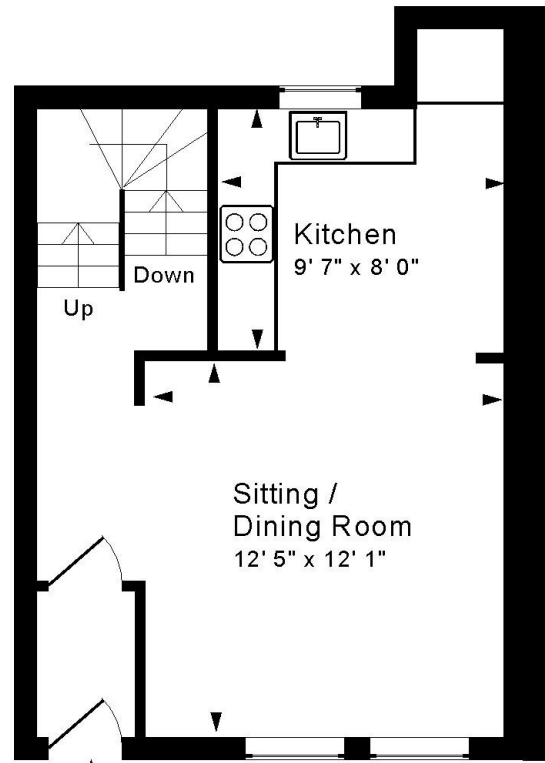
The house occupies a superb location in the centre of the city, most conveniently located on a pedestrian lane, just a couple of minutes walk from Milson Street. The extensive range of shops, amenities, parks, sports facilities and transport links are within easy walking distance.



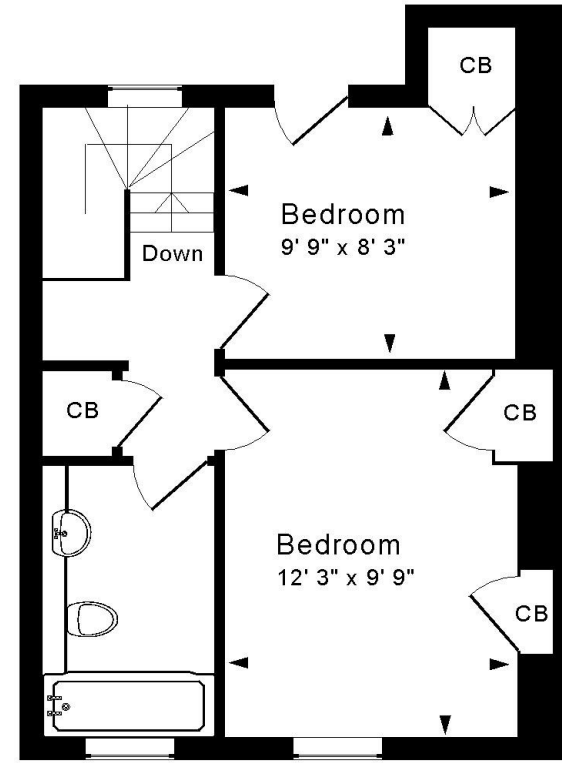




Lower Ground Floor



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		90
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Approx. Gross Internal Floor Area 1,040 Sq. Ft. / 97 Sq. M  
 Includes Conservatories. Excludes Garages, Porches etc. unless stated  
 For identification purposes only. Not to scale. Copyright Jemesis Ltd 2026  
 Drawing Number:172-0888  
 2 Hay Hill, Bath, BA1 5LZ.

**Tenure:** Freehold  
**Council Tax Band:** 'D' - £2,214.54 ('26/'27)

