Knight Frank

# PRIMROSE COTTAGE

Bath, BA1

# A CHARMING TWO-BEDROOM GRADE II LISTED COTTAGE

A delightful two-bedroom cottage located just off Walcot Street with period charm and a contemporary style, making it a hidden gem

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Services: We are advised that the property is connected to mains gas, electricity, water, drainage and broadband.

Local Authority: Bath and North East Somerset Council

Council Tax Band: C

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Method of Sale: We are advised that the property is Freehold

**Viewings: Strictly by prior appointment with the agent Knight Frank LLP.**

Primrose Cottage is a charming Georgian home tucked away within the historic Cleveland Cottages in Walcot, just a short walk from Bath city centre and its array of independent cafés, restaurants and local amenities. Arranged over two floors, the property beautifully combines period character with practical living space, featuring a welcoming sitting room with wooden flooring, a fireplace and built-in shelving, leading through to a dining room and a well-appointed galley kitchen overlooking the courtyard. Upstairs are two double bedrooms, both with original fireplaces and exposed beams. Externally, the cottage benefits from two private outdoor spaces, including a south-east facing tiled courtyard ideal for relaxing or entertaining, and a roof terrace providing an additional secluded retreat.

# Primrose Cottage
## Cleveland Cottages, Bath

Gross Internal Area (Approx.)
63 sq m / 679 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

# We would be delighted to tell you more.

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