

# whiteley helyar



803ft<sup>2</sup>



2 bedrooms



bathroom



parking permit  
available

Guide Price                      £600,000

Barton Cottage, 8 Barton Buildings, Bath, BA1 2JR

## DESCRIPTION

A delightful, beautifully presented and elegant Grade II Listed Georgian cottage with a charming walled garden, enjoying a wonderful, peaceful and tucked away location right in the very heart of the city centre.

## ACCOMMODATION

2 bedrooms  
living room  
kitchen/dining room  
bathroom  
gas fired heating  
residents parking permit available (central zone)

## EXTERNALLY

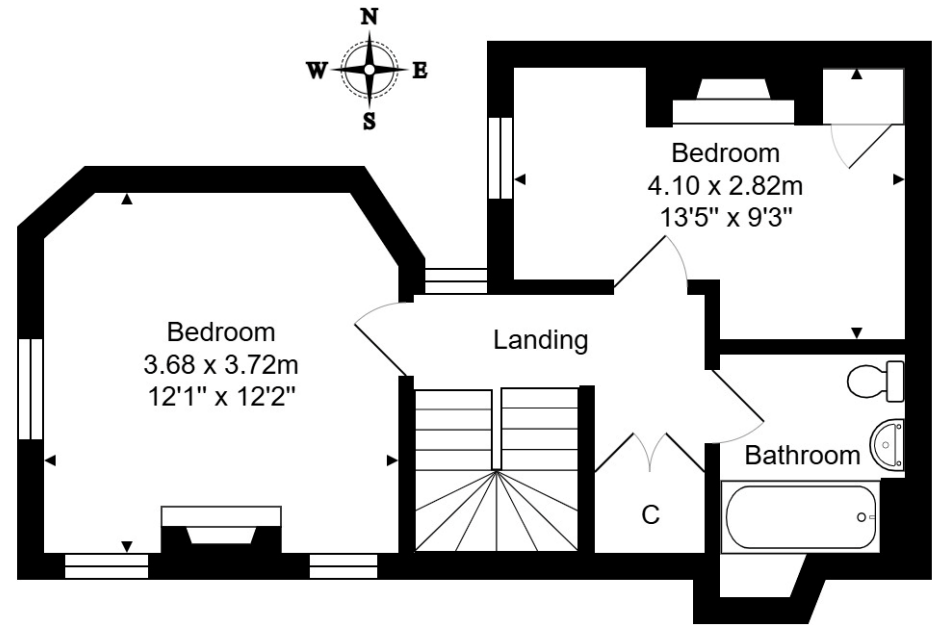
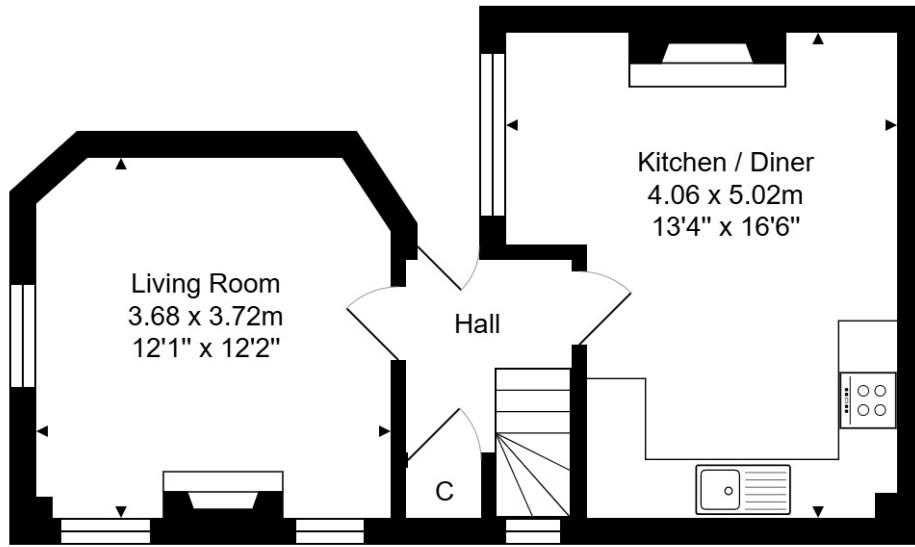
The house stands in lovely walled gardens. They are of good size and remarkably private given the central location. Facing west and south, they are designed for easy maintenance being mostly laid to a large flagstone terrace and are such a wonderful space for outdoor entertaining.

## LOCATION

Barton Cottage occupies a highly select and most convenient position in the very centre of Bath. In addition to the countless nearby shops and amenities, the house is within easy walking distance of Bath Spa Railway Station, Bath Rugby Ground and the tranquil Royal Victoria Park (with its fabulous grounds, Botanical Gardens, golf, tennis courts and extensive children's play area).







Ground Floor  
Area: 37.1 m<sup>2</sup> ... 400 ft<sup>2</sup>

Total Area: 74.6 m<sup>2</sup> ... 803 ft<sup>2</sup>

First Floor  
Area: 37.5 m<sup>2</sup> ... 404 ft<sup>2</sup>

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+) A	82
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
46	
England & Wales	EU Directive 2002/91/EC

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.

**Tenure: Freehold    Council Tax Band: 26/27 - 'D' - £2,325.27**

