

Triangle Cottage
189 Penthouse Hill
Batheaston
Bath BA1 7DP

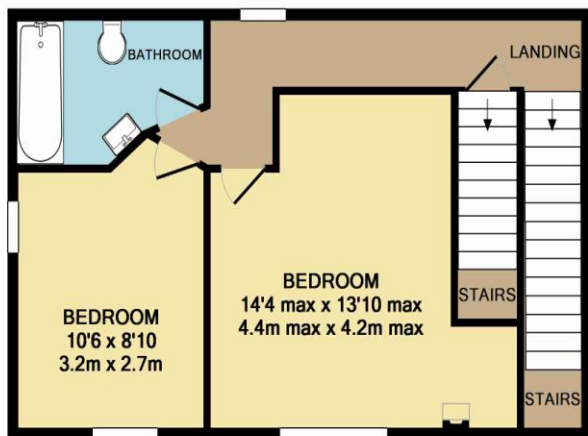


Price: £450,000

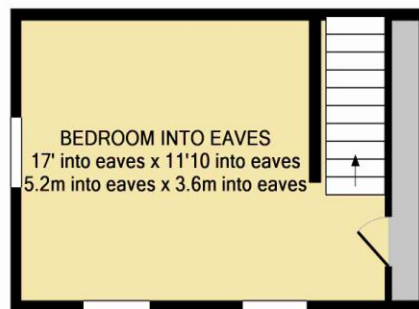
Floorplan



GROUND FLOOR
APPROX. FLOOR
AREA 831 SQ.FT.
(77.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 444 SQ.FT.
(41.3 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 216 SQ.FT.
(20.1 SQ.M.)

TRIANGLE COTTAGE, 189 PENHOUSE HILL, BATHEASTON, BA1 7DP
TOTAL APPROX. FLOOR AREA 1491 SQ.FT. (138.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

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Introduction

A charming Grade II Listed cottage, originally part of a farmhouse dating back to 1740, and enhanced by an attractive Mediterranean style courtyard. This intriguing property is full of character and retains many period features such as exposed stone walls, magnificent beams and flagstone floors. Curiously the triangle/number three theme is recurrent throughout the cottage.

- 3 to 4 bedrooms, 1 bathroom, 1 shower room
- Charming courtyard garden
- Off road parking
- Just 2 miles east of bath within a popular village
- Floor area approximately: 1491 sq. ft (138.5 sq m)



Location

Situated to the east of the Georgian city, Batheaston lies at the head of the scenic Bybrook, Limpley Stoke, River Avon and St. Catherine's Valleys, providing a frequent bus service to Bath City Centre. The village itself offers a number of local amenities including a small supermarket, post office, chemist's, veterinary surgery, garage (not fuel) and doctors' surgery. The stunning surrounding countryside includes Solsbury Hill, Bathampton Meadows and the Kennet and the Avon Canal which provide a beautiful setting for scenic walks and cycling. The nearby World Heritage City of Bath offers a further wide range of cultural, leisure, sporting and shopping facilities including The Theatre Royal, Bath Recreational Ground and Bath Abbey, whilst also providing a fine selection of restaurants and shops. For the commuter, Bath Spa Station offers services to London Paddington (approximately 90 minutes) and access to the South West Rail Network, whilst from Junction 18 at Tormarton, the M4 can be accessed some 10 miles North of the City.





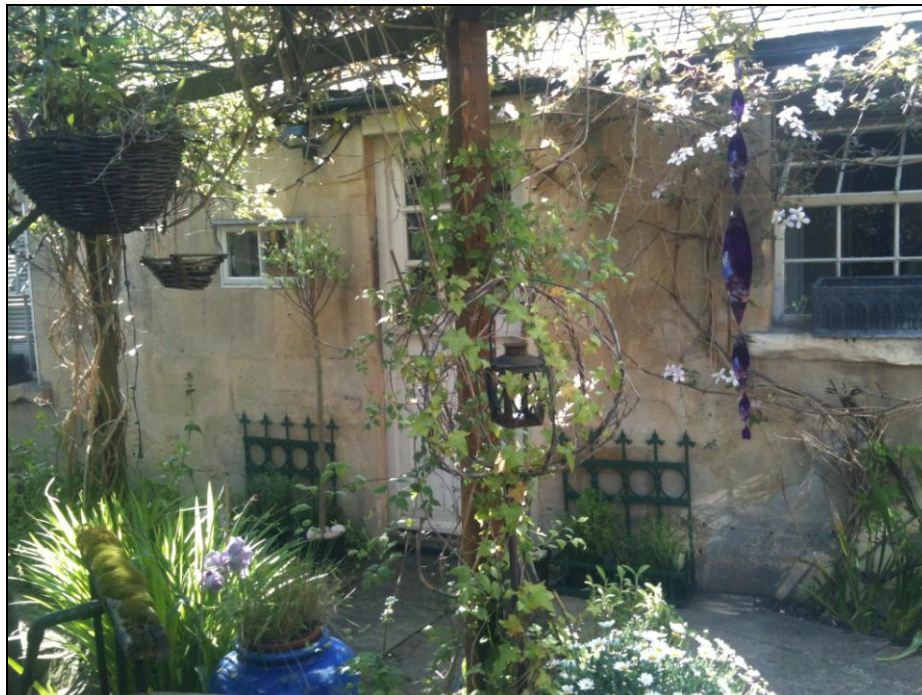
Taken last summer



Taken last summer



Taken last summer



Taken last summer

Outside

A pretty courtyard garden set in an elevated position above the High Street and filled with an abundance of climbing roses, clematis and a vine. There is also a **parking space** tucked away at the side.

Services

We are advised that mains gas, electricity, water and drainage are supplied to the property.

Useful Local Information Website www.bathnes.gov.uk

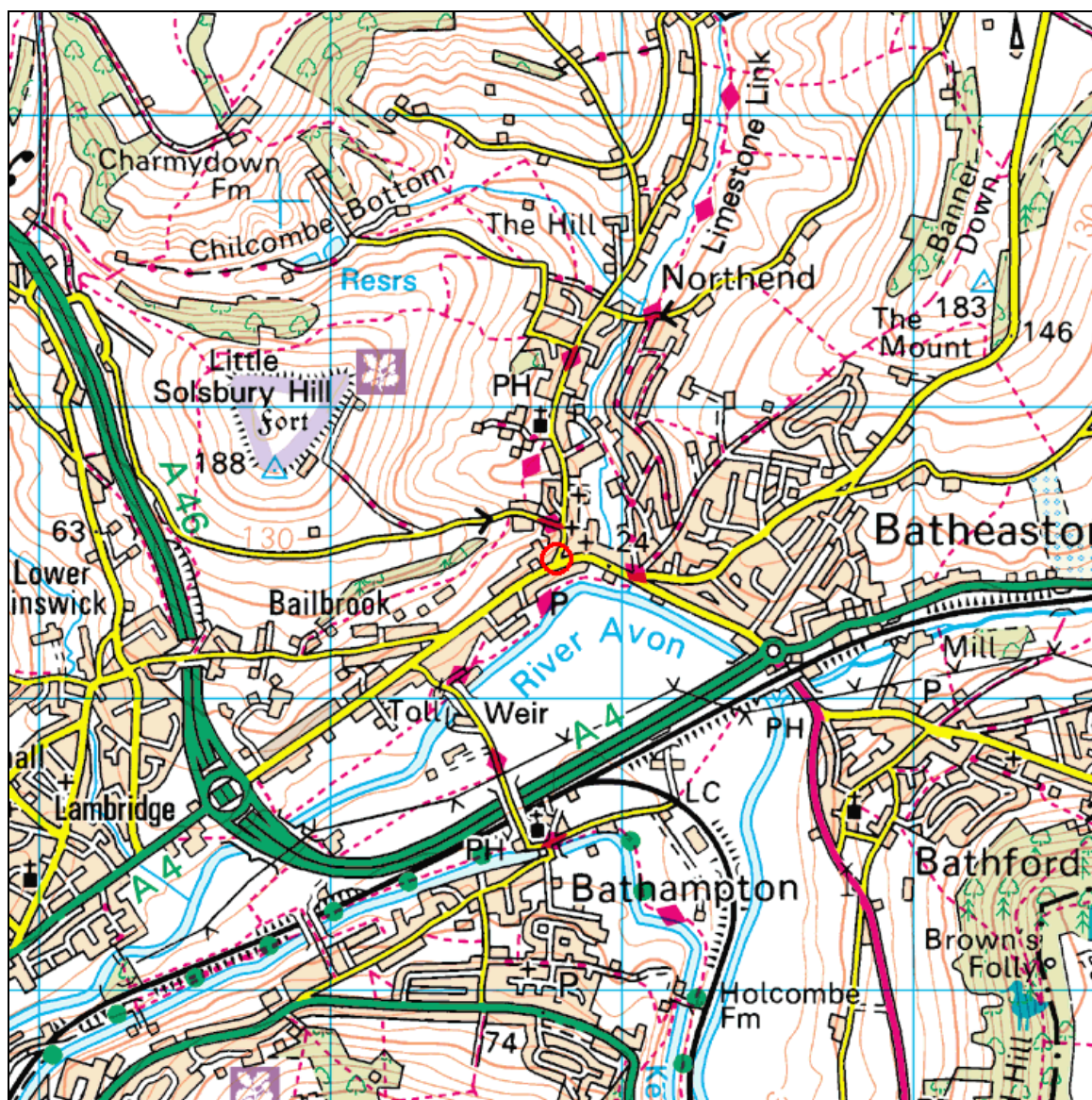
Bath & North East Somerset Council Website including schools, council tax etc

Energy Performance Certificate

(Not required on Listed property)

Directions

Leave the City Centre on the A4 London Road. At the large bypass roundabout proceed straight over onto London Road West. Follow this road onto Batheaston High Street. Turn left signposted Northend and the property is the first on the right.



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