

whiteley helyar



1,360ft²



4 bedrooms



bathroom &
shower room



on street
parking

Guide Price £650,000

47 Northend, Batheaston, Bath, BA1 7EG

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DESCRIPTION

A very pretty, beautifully renovated double-fronted house delightfully situated in the heart of this highly sought after village on the North/Eastern outskirts of Bath. Dating back to the 17th Century and Listed Grade II, the property has undergone a meticulous refurbishment, carefully retaining and enhancing the various original and desirable features.

ACCOMMODATION

- 4 double bedrooms
sitting room
kitchen/breakfast room
gas fired heating with traditional column radiators
- bathroom and en-suite shower room
study
utility room

EXTERNALLY

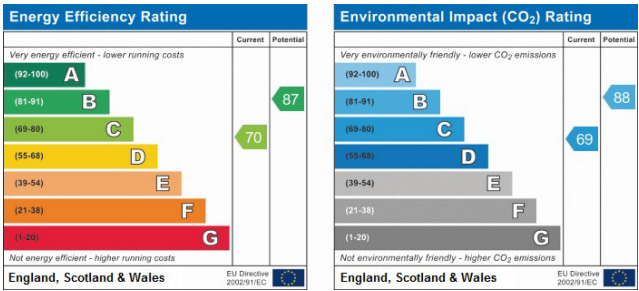
Attractive walled gardens to both front and rear, mostly laid to lawn with various shrubs and flower borders. Paved courtyard with woodburner, large timber summerhouse/workshop and bespoke log and bin stores.

LOCATION

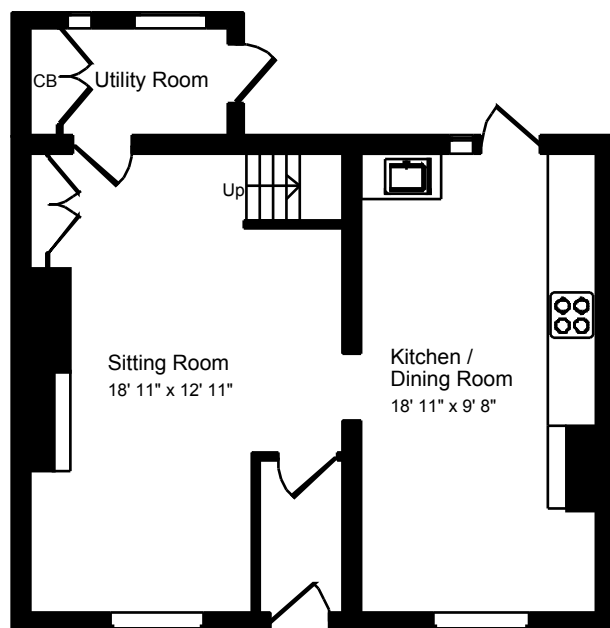
The house occupies a lovely position in this very popular area of Bath. It is close to beautiful open countryside (including Little Solsbury Hill and the gorgeous St Catherine's Valley), yet is within walking distance of Chris Rich's Farm Shop and the various shops and amenities in Batheaston and Northend (with an excellent primary school, doctors surgery, dentist, chemist, veterinary practice, 2 churches, general convenience store, takeaway and pub). There is a frequent bus service into the centre of Bath - (or cycle along the towpath?) just 3 or so miles distant - whilst easy access to the M4 is available without having to cross the city.

DIRECTIONS

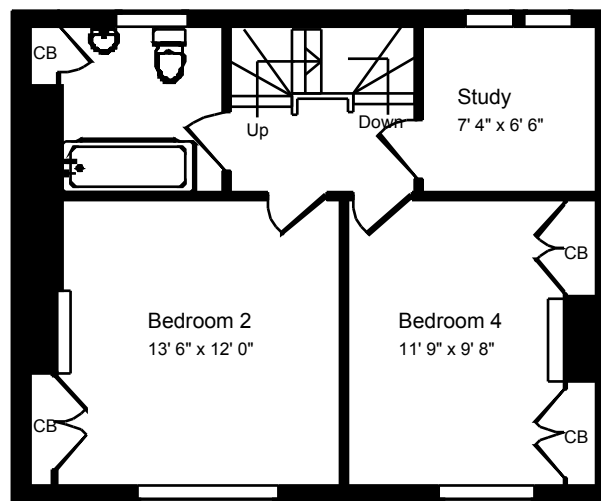
Enter Northend from the London Road at Batheaston and continue up the hill, passing the Catholic Church on your right. Continue for about half a mile (past St Johns Church on your left) and number 47 will be found on your left hand side. If you reach South Acres Lane you have gone too far!



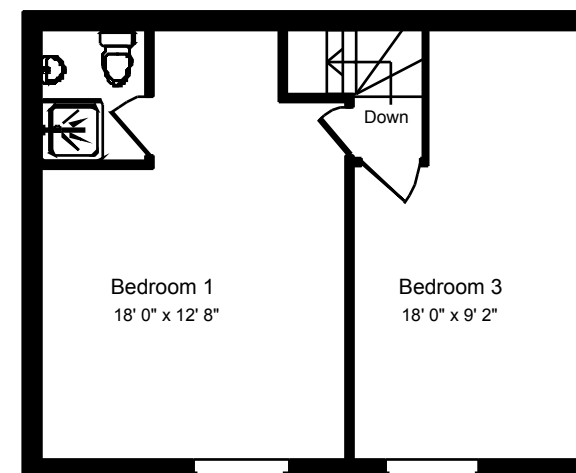




Ground Floor



First Floor



Second Floor

Approx. Gross Internal Floor Area 1,360 Sq. Ft. / 126 Sq. M
 Includes Conservatories. Excludes Garages, Porches etc. unless stated
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 Drawing Number:172-00
 Northend, Batheaston, Bath, BA17EG.



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