



High Street,

£325,000

FOR SALE



- No Chain- Currently in use as a holiday let
- Filled with character
- Direct transport links to the City Centre of Bath
- Grade ii listed
- Great outdoor space
- Close to local amenities

THE PROPERTY

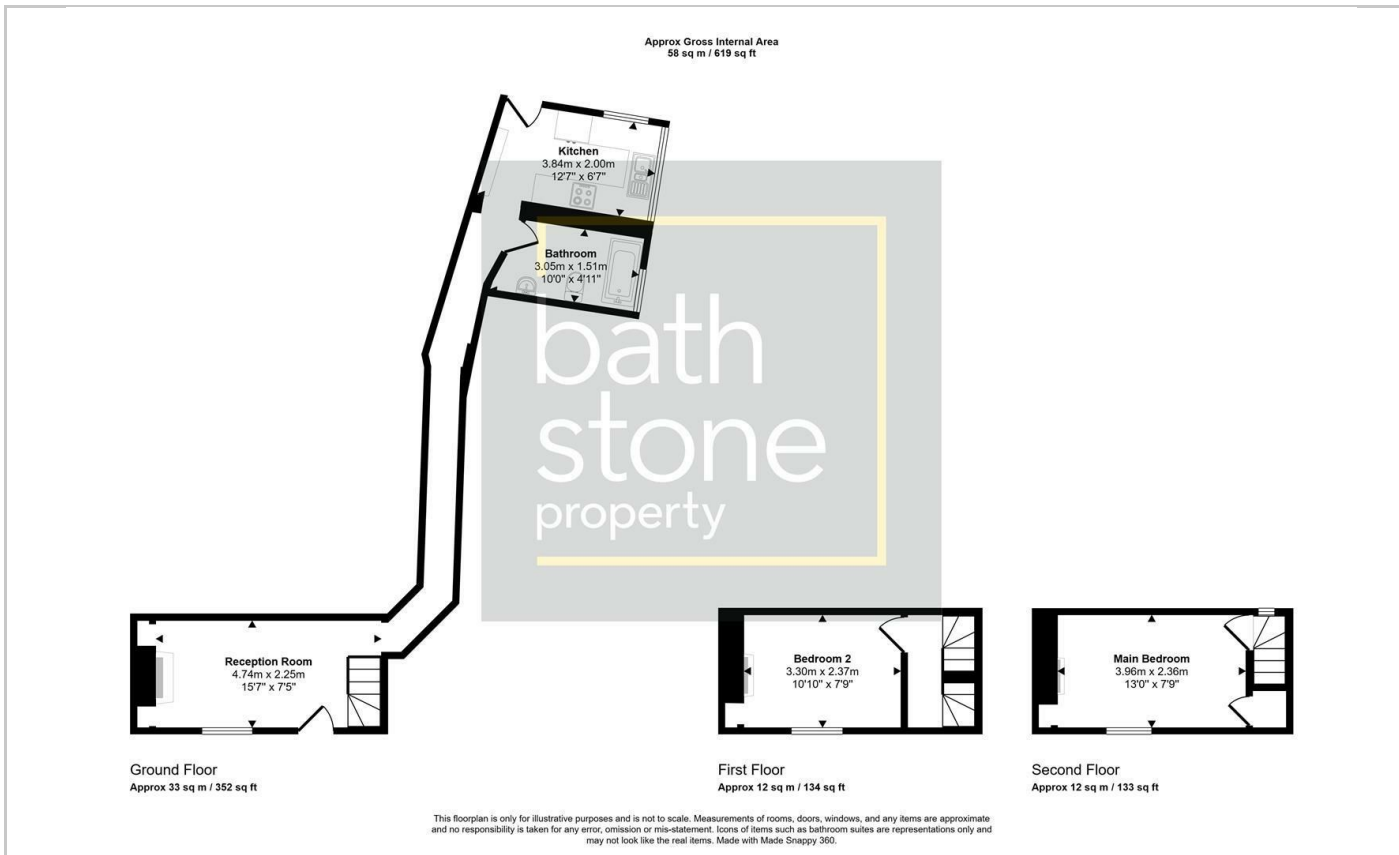
Vendors Comments: I fell in love with this wonderfully quirky cottage the moment I saw it and bought it as a project to renovate and run as a successful holiday let. As a mother of four, it has given me the flexibility to work around school hours while creating a business I've genuinely loved. Guests have always commented on the cottage's charm, character, and unique features.

The cottage is cosy and full of personality, with beautiful fireplaces and a large courtyard that becomes a real sun trap in the warmer months — perfect for relaxing with a coffee or glass of wine.

Our home is also on the High street and we have loved being part of the Batheaston community, with its local conveniences, beautiful countryside walks, and excellent transport links into Bath. It's a place that has truly suited family life.

We are selling both properties because our children are growing up fast and we now need a little more space. We very much hope to stay locally, as this area has been a wonderful place for us to call home.

A charming two double bedroom end-terrace home situated on High Street in Batheaston, offering character features including fireplaces in the reception room and both bedrooms. Ideally located with excellent transport links into Bath city centre and sold with no onward chain, this property is perfect for first-time buyers, couples, or investors seeking a well-connected village home.



| Energy Efficiency Rating | | Current | Potential |
|---|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 76 |
| (55-68) | D | | |
| (39-54) | E | 45 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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