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Residential Sales



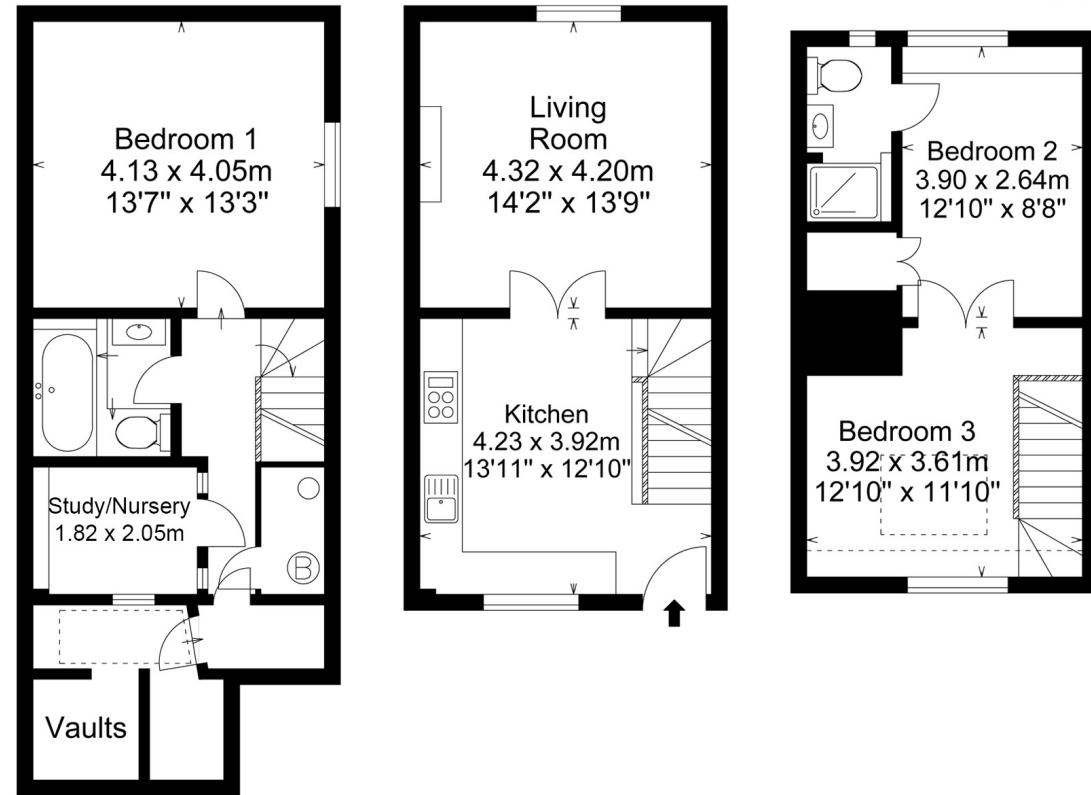
Hay Hill, Bath



Approx. Gross Internal Area
1173 Sq Ft - 109 Sq M



TOWN &
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Lower Ground Floor

Ground Floor

First Floor

These plans are prepared in accordance with the guidelines as set out by the RICS Code of Measuring Practice. Whilst every attempt has been made to ensure accuracy, all measurements should be treated as approximate and as such are for illustrative purposes only. Not to Scale. © Town & Country Media 2012

Benson Cottage
4 Hay Hill
Bath
BA1 5LZ

A wonderful opportunity to acquire an attractive Grade II listed Georgian artisan cottage, currently used as a successful 8 bed holiday let, located in an ideal central position within 5 minutes' walk of Bath city centre.

Tenure: Freehold

Offers in Excess of

£550,000



Situation

Hay Hill is a pedestrian street that links Lansdown Road and The Paragon and is therefore in a much sought after central residential location within only a few minutes walk from the city centre of Bath. Bath has a complete range of retail outlets together with many amenities to include fine restaurants, the Theatre Royal, excellent sporting facilities together with the newly open Thermae Spa. Bath has the benefit of a mainline railway station, giving direct access to London Paddington (approximately 90 minutes) and the city of Bristol.

A range of local shops and amenities are also nearby within Julian Road and the attractive pedestrian street of Margarets' Buildings. The property is also well placed for easy access to schools including the Royal High, Kingswood and St Stephen's Primary School. M4 junction 18 lies some 10 miles to the north of the city, and some 9 miles to the west is the city of Bristol.

Description

4 Hay Hill is an attractive artisan cottage located in a convenient central position, within easy reach of Bath city centre and the wonderful local amenities which are on the doorstep.

This characterful property is currently being used as a successful holiday let and can sleep up to 8 people.

On the ground floor the property is entered into a large well-fitted kitchen and dining room which leads through to a generous formal sitting room. An attractive open tread staircase leads to the light and airy first floor accommodation, where there is an occasional spacious double bedroom to the front which leads through to a further double bedroom and en suite shower room to the rear.

In addition, there is a large bedroom in the lower ground floor along with a particularly well-appointed bath and shower room, a utility space and large lock up storage cupboard.

There is a very small, enclosed courtyard to the front accessed from the lower ground floor hallway along with 2 storage vaults.

Accommodation

Ground Floor

The property is entered into the open plan living, dining and kitchen.

Kitchen/Dining Room

Recessed coir matting, original exposed floorboards, comprehensive range of hand painted units, cupboards and drawers, granite worksurfaces, integrated appliances to include dishwasher, double range electric oven with 5 ring gas hob, extractor over, fridge/freezer. Inset stainless steel sink, chrome swan neck mixer tap, tiled splashback, courtesy shelf, fitted bookshelves, fitted coat hooks, large sash window to front aspect, stairs which lead to lower ground floor, contemporary radiator, open tread staircase to first floor and glazed door through to the drawing room.

Drawing Room

With original exposed floorboards, Bath stone surround fireplace with fitted wood burning stove, sash window to rear aspect, radiator under and period style coving.

Stairs rise to first floor accommodation.

First Floor

Occasional Bedroom 3

To front aspect with sash window, radiator under, ceiling spotlight track, exposed beams, overhead storage and double doors through to rear bedroom.

Bedroom 2

With fitted carpet, sash window to rear aspect, range of fitted cupboards underneath, wall mounted radiator, ceiling spotlights, large built in walk-in wardrobe and en-suite shower room.

En-Suite Shower Room

With ceramic tiled flooring, ceramic tiled walls, concealed cistern WC, display shelf over, oval basin set into cupboard vanity unit, large fully tiled and glazed shower unit with rain shower over, ladder effect heated towel rail, casement window to rear aspect, recessed ceiling spotlights and extractor fan.

Stairs with fitted carpets lead to the lower ground floor hallway.

Lower Ground Floor

Hallway

With ceramic tiled flooring and recessed ceiling spotlights.

Bedroom 1

With fitted carpet, recessed ceiling spotlights, period fireplace and surround, sash window to side aspect with radiator under and recessed ceiling spotlights.

Family Bathroom

With ceramic tiled flooring and walls, pedestal WC, pedestal rectangular basin with tiled splashback, 2 wall mounted mirrored medicine cabinets, ladder effect heated towel rail, panelled bath with glazed shower screen over, handheld and rain shower, courtesy shelf, extractor fan and recessed ceiling spotlights.

Study/Nursery

Currently being used as a linen store with fitted carpet, radiator, glazed door and window to vault.

Utility Cupboard

Housing the Worcester combination boiler, washing machine and large pressurised hot water tank.

Accessed from the lower ground floor hallway a small decked internal terrace, further space for large fridge/freezer and 2 storage vaults.

General Information

Services: All mains services are connected

Heating: Gas fired heating

Tenure: Freehold

Council Tax Band: D

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