

Ashgrove

Peasedown St John, Bath, BA2 8EF

COOPER
AND
TANNER



£350,000 Freehold

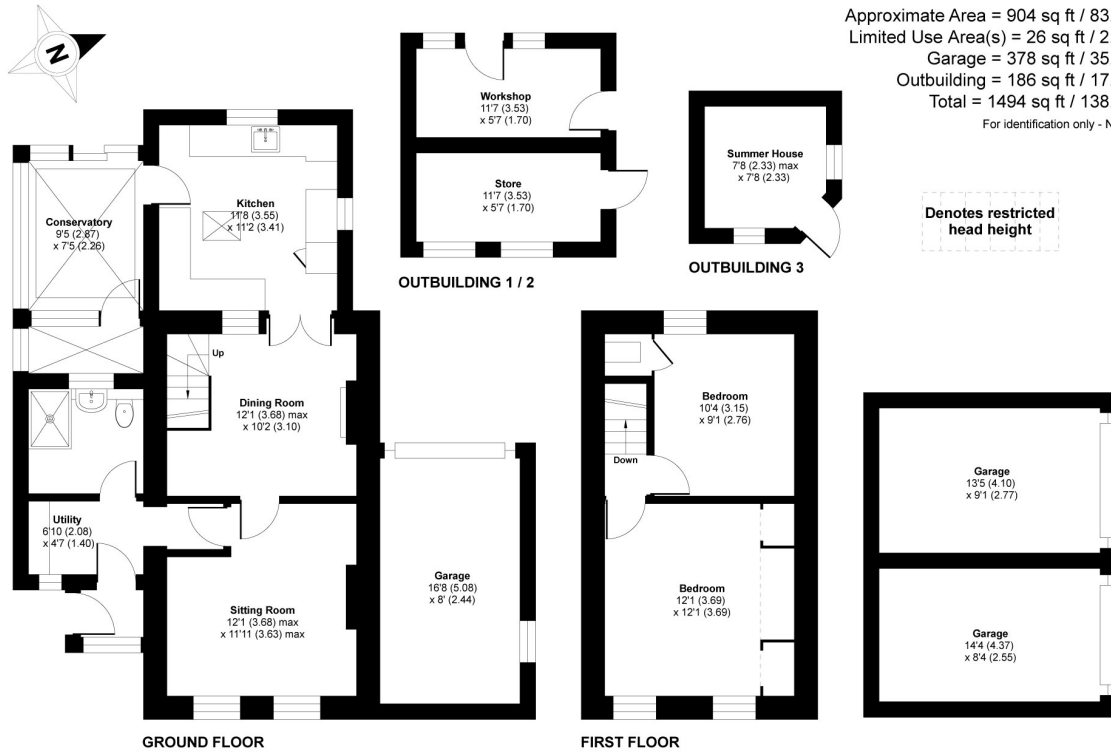
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Description

A delightful two bedroom detached character cottage set in gardens of approximately 0.40 of an acre, offering the potential to extend, subject to the necessary planning permissions being sought. The property retains its character and charm with numerous outbuildings and views across the valley from the first floor. In brief the accommodation comprises an entrance porch, sitting room with a door into the dining room which has stairs to the first floor. The kitchen has a range of fitted wall and base units and a conservatory leads off with door to the outside. In addition to the ground floor there is the family bathroom and utility area. On the first floor there are two double bedrooms.

Ashgrove, Peasedown St. John, Bath, BA2

Approximate Area = 904 sq ft / 83.9 sq m
 Limited Use Area(s) = 26 sq ft / 2.4 sq m
 Garage = 378 sq ft / 35.1 sq m
 Outbuilding = 186 sq ft / 17.2 sq m
 Total = 1494 sq ft / 138.6 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Cooper and Tanner. REF: 1436674



Features

- Detached period cottage
- Gardens and grounds of approximately 0.40 acre
- Potential to extend, subject to planning permission being sought
- Village location
- Garage and parking
- Two double bedrooms
- Two reception rooms
- Kitchen
- Conservatory
- Family bathroom

Local Information

- Council Tax Band C
- Tenure Freehold
- EPC Rating D

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