



286 HIGH STREET
Batheaston, Bath

Carter Jonas

286 HIGH STREET, BATHEASTON, BATH, SOMERSET, BA1 7RA

AN OPPORTUNITY TO PURCHASE A PROPERTY IN THE PRETTY VILLAGE OF BATHEASTON NEAR THE CITY OF BATH THAT HAS CHANGE OF USE TO A TWO-BEDROOM RESIDENTIAL COTTAGE. NO ONWARD CHAIN.

Current layout: Open plan ground floor • Open plan first floor
floor • Kitchenette and WC on first floor

Proposed layout: Living room • Kitchen/Dining room •
Two bedrooms • Shower room

Granted planning permission 23/03999/FUL

DESCRIPTION

The property is situated on the high street of the popular village of Batheaston and used to be "Garden Requisites". The owners have relocated their business and now have consent for a buyer to convert the property to a two-bedroom cottage. Currently laid out with an open plan ground floor and stairs up to an open plan first floor with a kitchenette and WC. The new layout would create a large living to the front of the property with an open plan kitchen and dining room to the rear. Stairs then rise up to the first floor providing two bedrooms and a shower room plus WC. The property has a very spacious loft space with potential to create further bedrooms (subject to planning). Parking is on-street and plentiful.

SITUATION

Batheaston village has a wide range of amenities from a GP surgery, dentist, Boots pharmacy, convenience store, pub, fish and chip shop, post office and the wonderful Gather café. Bath City centre is less than 2.5 miles away with regular bus services running through the village. There is easy access to the M4 and A4 to Chippenham and Bristol, along with Bath Spa station. The property is ideally situated for those needing to commute. Only 50 meters to the village car park and riverside path to Bathampton Weir and Kennet and Avon Canal.



ADDITIONAL INFORMATION

Tenure: Freehold

Planning: The property is Listed Grade II

List Entry Number: 1320531

Services: Electricity and water are connected

Council Tax: Band TBC

Local Authority: Bath and North East Somerset Council

EPC: Band D

Parking: On street parking, no restrictions

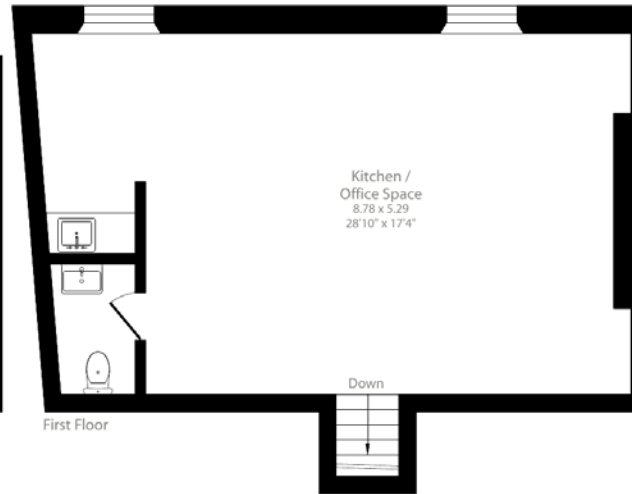
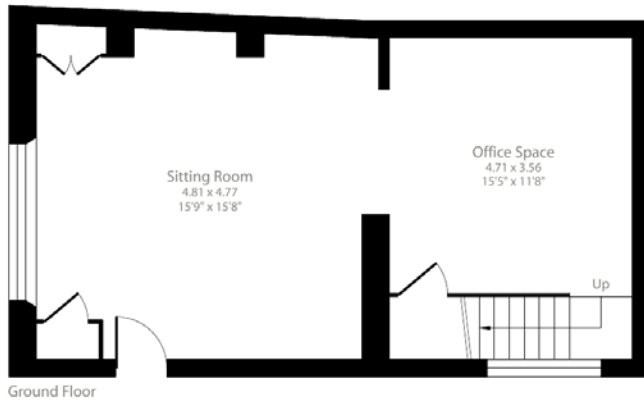
Viewing: Strictly by appointment with Carter Jonas



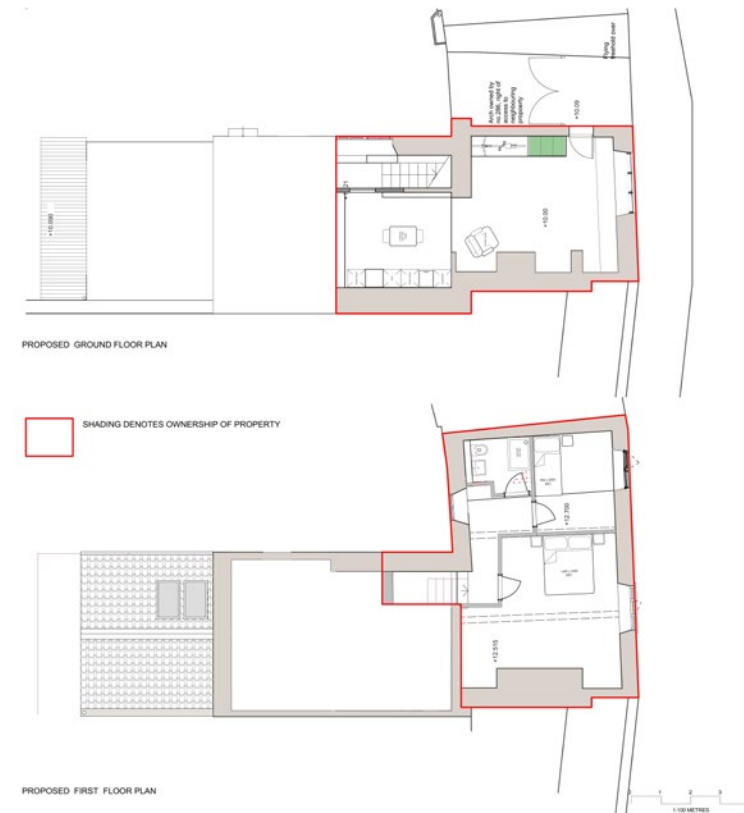
High Street, Batheaston, Bath, BA1

Approximate Area = 948 sq ft / 88 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 2025. Produced for Carter Jonas. REF: 1284666



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