



Charming detached period house with garden.

Holloway, Bath

Guide £650,000 Freehold



Entrance Hall • Kitchen • Living Room • Utility • Two Bedrooms • Bathroom • Outstanding View • Garden • Grade II Listed.

Description

Magdalen Cottage is a well presented, Grade II Listed detached house which has been extended and improved over the years. It dates back to 1761, but there are signs that a property existed on this site in medieval times.

This period house benefits from Bath stone elevations under a tiled roof and stands above The Holloway, which has direct access into Bath City and most notably Bath Spa railway station.

There are various ecclesiastical signs within the property with arched mullioned windows and leaded lights. There is a well-planned kitchen, a very useful utility on the ground floor and a good size living room with full length windows and doors to the garden.

The first floor has two bedrooms and a spacious bathroom with shower.

Location

Magdalen Cottage lies between the Bear Flat area of Bath and the city centre itself. It is within walking distance of both. This desirable Georgian house is located just below the popular residential area of Bear Flat.

Bear Flat is approx. 1 mile from the city centre and provides a wide range of local amenities including, pharmacy, fine dining restaurant, delicatessen, gastro pub, newsagents and post office.

Nearby Alexandra Park has a childrens play area, a bowls club and boules area along with some of the most spectacular views of Bath, which are also visible from the first floor of the property.

Bath is a World Heritage Site famed for its Roman heritage and Georgian architecture that offers a wide variety of cultural, leisure, sports and shopping facilities.

There is a mainline rail link to London Paddington (journey time approx. 90 mins) and Bristol Temple Meads (journey time approx. 15 mins). Junction 18 of the M4 is approximately 11 miles north.

Tenure

Freehold

Council Tax

Band = C

Viewing

Strictly by appointment with Savills.




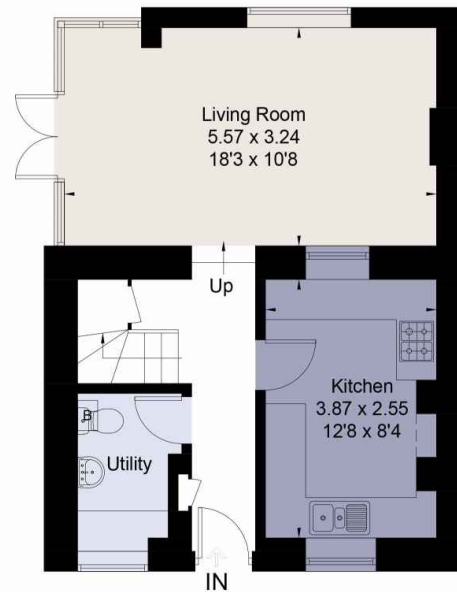




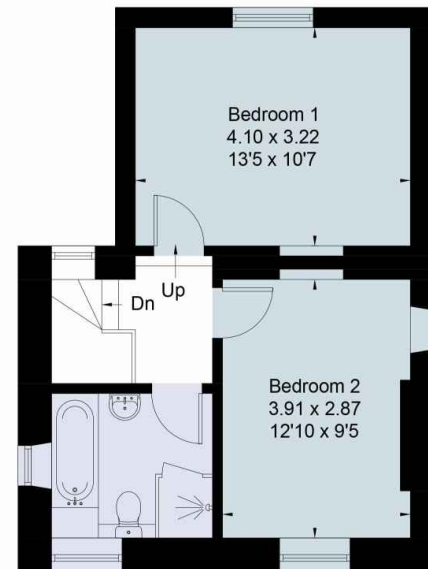
Approximate Area = 79.4 sq m / 855 sq ft
Including Limited Use Area (1.6 sq m / 17 sq ft)
For identification only. Not to scale.
© Fourwalls



 = Reduced head height below 1.5m



Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 304274

For identification only. Not to scale. © MWVPROOF315/08/22

Important notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prepared in Fprintz by fourwalls-group.com

