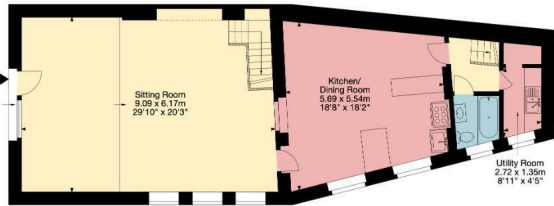


**The Forge, Penthouse Hill, Batheaston, Bath BA1 7EL**  
Approx. Gross Internal Area  
2,102 sq ft - 195 sq m  
(Incl. Eaves and Areas of Restricted Height)



First Floor



Ground Floor

- KEY**
- Kitchen
  - Living Area
  - Bedroom
  - Bathroom
  - Storage

Zest, 1a Mile End, London Road, Bath, BA1 6PT  
happytohelp@zestlovesproperty.com  
01225 481010

**VIEWING AND OFFER PROCEDURE:** If you wish to view this property, please contact our office on the number provided. All offers on this property should be made through this office. In order to fulfill our responsibilities to the seller, when offering on this property, you will be asked a series of questions about how you intend to fund the purchase and whether or not your offer is dependent on the sale of another property. This information provided by you, along with the amount of your offer, will then be forwarded onto the seller for consideration.

**MONEY LAUNDERING REGULATIONS** - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation with this in order that there will be no delay in agreeing the sale.

**DISCLAIMER::** All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Zest, nor have we sought certification of warranty or service, unless otherwise stated. It is in the buyers interests to check the working condition of any appliances. Any floor plans and or measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only - they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer you are advised to recheck the measurements before committing to any expense. These details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Zest has not sought to verify the legal title of the property and the buyer(s) must obtain verification from their solicitor.

#### ZEST ESTATE AGENTS

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## PENTHOUSE HILL, BATH BATHEASTON BA1 7EL

3 BEDROOM HOUSE

**GUIDE PRICE  
£500,000**

- A beautifully presented Grade II Listed former Old Forge
- Spacious living room, large kitchen with dining area, downstairs bathroom, utility room
- Off road parking space, decked area ideal for outside entertaining
- Situated in the sought after village of Batheaston
- Three double bedrooms, separate shower room and wc
- Freehold. EPC rating C. Council tax band E.



**Description**  
The Forge is a substantial Grade II Listed property, bursting with period charm, spacious and light. This beautifully presented property sits within a few minutes walk of all the popular local amenities in Batheaston close to beautiful countryside. The property opens up into a beautifully spacious living area, flooded with natural light and stone walls, a large kitchen with breakfast bar and space for a dining table, exposed stone walls and striking wooden beams to the rear of the property you have the first bathroom and the utility room. to the first floor we have a beautiful master bedroom and 2 good sized double bedrooms, a separate shower room and wc. Private drive for one vehicle and a decked area, ideal for alfresco dining. No onward chain

**Location**

Situated in the sought after village of Batheaston, north/east of Bath. Batheaston has a wide range of amenities including primary school, newsagents, coffee shop, doctors and dentists, veterinary, surgery, and public house. A cycle path runs from the village across the meadows to the canal where it joins the towpath either in the direction of Bath/Bristol or Warleigh Weir/ Bradford-on-Avon. The World Heritage City of Bath with its abundance of cultural, recreational and retail facilities is only 3 miles away and there are frequent bus services running through the village. The village offers easy access to the M4 (J18) and A4 to Chippenham and Bristol. Bath Spa station provides mainline rail services to London Paddington and Bristol.

