



FIFTEEN ACRES COTTAGE, BEACH, BITTON, BS30 6NR
£2,000 per month*

Carter Jonas

A detached 3 bedroom, 2 bathroom Victorian house in Beach, some 6 miles to the north west of Bath.

- Kitchen
- Living Room
- Dining Room
- Utility Room
- Ground Floor bathroom
- 3 Bedrooms
- Family bathroom
- Garden
- Off street parking
- Wonderful rural views

THE PROPERTY

A Victorian detached family house, built at the end of the 19th century, and situated in a peaceful location in Beach, near to Bitton and 6 miles north east of Bath. The accommodation comprises newly fitted kitchen with all new appliances of oven and hob, dishwasher, fridge/freezer, dining room through to hallway and onto living room/2nd reception room complete with woodburner. Off the 2nd reception room is a utility room with a washing machine, a back door and a newly fitted bathroom adjacent. Stairs rise to the first floor from the hallway where there are 3 bedrooms and a further newly fitted bathroom with shower over bath.

Externally, the house is approached via a driveway that also provides access to the neighbouring farmhouse. There is off street parking for 3 or 4 cars and the garden, which surrounds the house, leads to the entrance of the property. There are the most wonderful rural views across neighbouring farmland. Fifteen Acre Cottage would provide a very comfortable family home for those wanting a touch of the rural life, coupled with good access into Bath (6 miles), Bristol (8 miles), Keynsham (3.6 miles), retail centre at Longwell Green (3 miles) and junction 18 of the M4 motorway at Tormarton (9 miles). The property also offers great access for Kingswood School at Lansdown (4.5 miles) Available now, offered unfurnished.

Available for an initial 12 month tenancy.

EPC Rating C. Council Tax Band C (please see South Glos Council website for current cost)

Mains electric, air source heat pump heating and mains water.



Septic tank drainage.

Parking: Off street for 3 or 4 vehicles just to the front of the property and the access via the drive is shared with the neighbouring farmhouse.

Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

At a rent of £2000 per calendar month:

Holding deposit of 1 week's rent £461.53 (deducted from first month's rent) Security deposit of 5 weeks rent £2,307.69

ADDITIONAL INFORMATION

Offers	Available for a minimum term of 12 months longer terms will be considered
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Viewing	Strictly by appointment
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Local Authority	- Council Tax Band C
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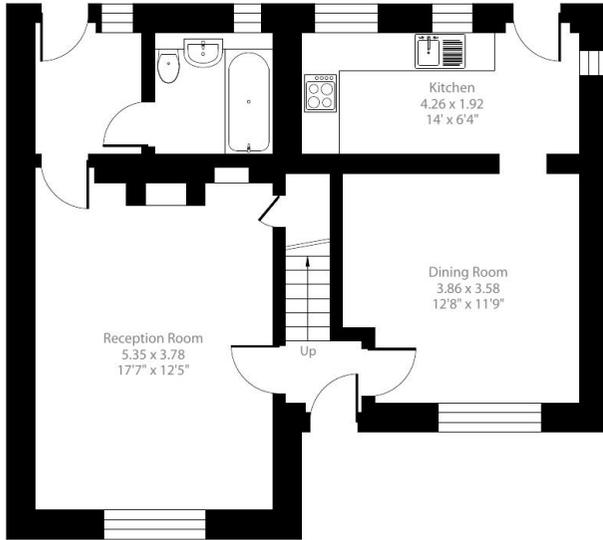
Directions	
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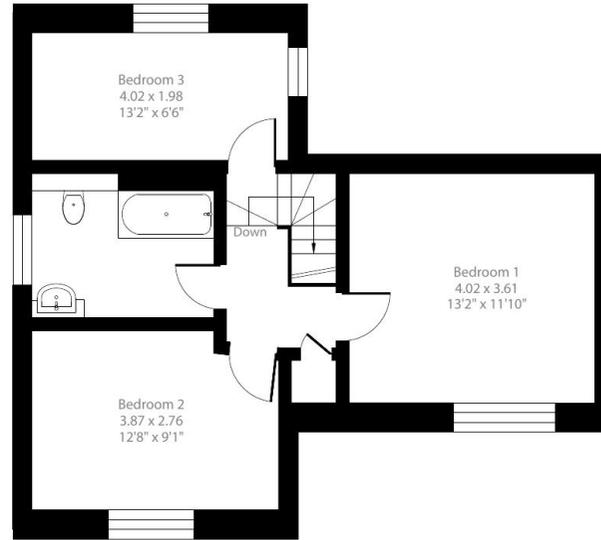


Beach, Bitton, Bristol, BS30

Approximate Area = 1105 sq ft / 102.6 sq m
For identification only - Not to scale



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2025. Produced for Carter Jonas. REF: 1330981

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		73 C	84 B

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Classification L2 - Business Data

IMPORTANT INFORMATION

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