



BATH AND RURAL  
— ESTATE AGENTS —

**1 The Batch**  
Wellow | Bath | BA2 8QL

# 1 The Batch

---

**Tucked at the end of a terrace, this Grade II listed stone cottage – dating from the 1700s – sits just south of the high street in the highly desirable village of Wellow, a short drive south of Bath.**

- Three bedrooms
- Two reception rooms
- Garden
- Off street parking
- End of terrace

Originally two separate cottages, its position was described at a rural council meeting in 1937 as 'one of the most beautiful in Somerset' and 'a veritable sun trap.' Remarkably, the loveliness of its setting, and the far-reaching views that unfold beyond it, have remained largely unchanged ever since. Having been occupied by the same family for more than 90 years, this is the first time the cottage has come to the modern market.

'It's secluded, tranquil and enjoys wonderful views across the Wellow valley and river,' say the owners, whose parents and grandparents cherished life here as part of the village's close-knit community. Known for its natural beauty, and for nearby Stoney Littleton Long Barrow, the remarkable Neolithic chambered tomb that adds such depth and presence to the landscape, Wellow has long drawn those seeking countryside and connection in equal measure.

Arranged over two floors, the house offers well-balanced accommodation. The ground floor comprises a sitting room, separate dining room and kitchen/breakfast room. Upstairs are three bedrooms, a family bathroom, a separate shower room and a WC. 'It's a lovely cottage with scope for modernisation and, subject to planning, it could be extended to the rear, something neighbouring properties have achieved,' explain the owners.









Parking is available at the front of the property.

Wellow is prized for its excellent primary school, welcoming Fox & Badger pub and strong sense of community. Surrounded by beautiful countryside, there are plentiful walks along the river and through the rolling landscape beyond, making it ideal for walking and horse riding alike. A well-supported shop and local tennis club further enhance village life, all contributing to Wellow's warm and enduring spirit.

'Over the years, our family has enjoyed the spacious and private garden, which has generously offered fresh vegetables, vibrant flowers, and a wonderful play area.'

'Over the past 70 years, the neighbours have been consistently helpful, kind, and friendly - many of the immediate neighbours have lived here for around forty years, creating a strong sense of continuity.'

'We especially love the sitting room with its beautiful valley views. All the rooms catch the sun wonderfully.'

'We'll be taking some great memories with us and will miss the tranquil surroundings.'

#### **ADDITIONAL INFORMATION**

**TENURE:** Freehold

#### **SERVICES**

Mains electricity, water, sewerage and drainage. Oil heating

**COUNCIL TAX BAND:** E

**LOCAL AUTHORITY:** Banes

**EPC RATING:** E



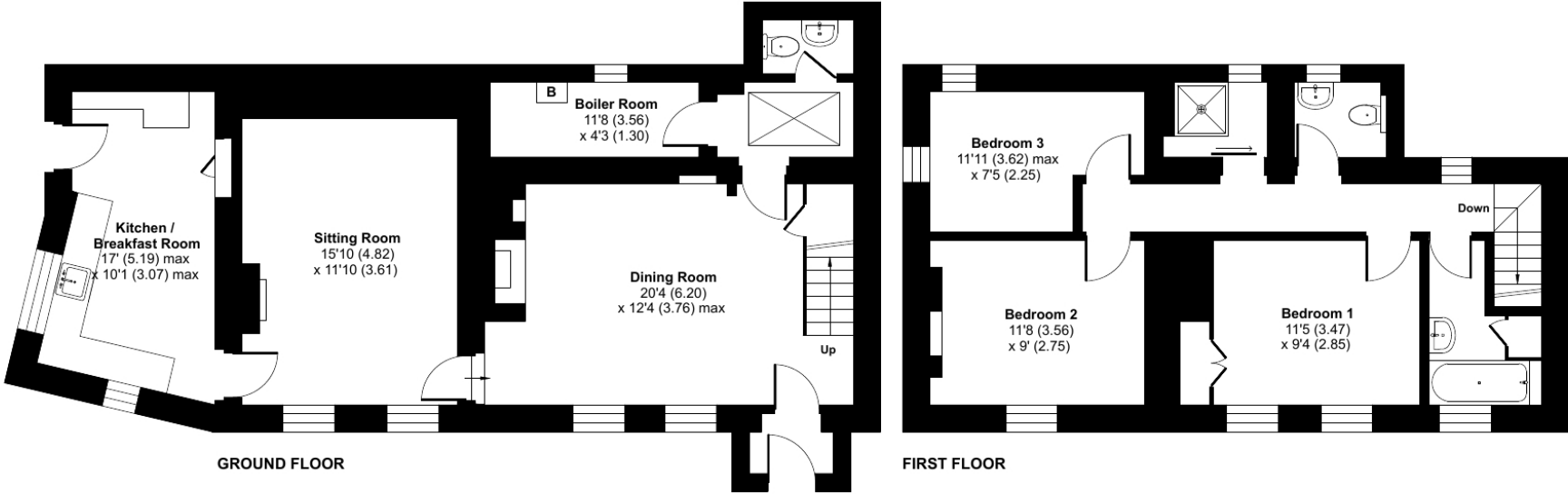
These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



# The Batch, Wellow, Bath, BA2

Approximate Area = 1306 sq ft / 121.3 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). © nchecon 2026. Produced for Fine & Country Homes of Bath Ltd.. REF: 1406256

**BATH AND RURAL**  
— ESTATE AGENTS —

AGENTS NOTE: All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed



BATH and RURAL Estate Agents

Tel: 01225 320032  
36 Gay Street, Bath BA1 2NT

office@bathandrural.com  
bathandrural.com



BATH AND RURAL  
— ESTATE AGENTS —