



BATH AND RURAL
— ESTATE AGENTS —

3 Druids Garth
Bathampton Lane | Bathampton | Bath | BA2 6SJ

3 Druids Garth

Chain free, two generous bedrooms. own entrance and garage, within 1.5 miles away from the city of Bath, Set within the sought-after village of Bathampton, just to the east of Bath, this beautifully presented two-bedroom ground-floor apartment forms part of a striking Victorian mansion built in 1890.

- Two well sized double bedrooms
- Ground floor apartment with own entrance
- Garage and off road parking
- 20 minute walk into central Bath along the canal path
- Option to purchase fully furnished

Full of history and original detail, the property combines period character with thoughtful updates and modern comforts, all with the bonus of its own private entrance, garage and parking.

This generously sized, beautifully presented two-bedroom ground-floor apartment forms part of a striking Victorian mansion built in 1890. Full of history and original detail, the property combines period character including high ceilings, along with thoughtful updates and modern comforts, all with the bonus of its own private entrance, garage and parking. The building retains much of its original grandeur, from mosaic floors and stained-glass windows in the main hall to its unusual chimney toppers and the carved male and female faces on the roof – details so distinctive that passers-by often stop to take photographs. 'It's such a grand building when you pull into the drive,' says the owner. 'You can only imagine how beautiful it must have been as one house however it still feels like a very special building to come home to.'

Inside, the apartment is light and spacious, with high ceilings, tall sash windows and well-proportioned rooms.

The layout includes a generous sitting room with a Victorian fireplace, a welcoming reception hallway, two good-sized double bedrooms, a modern fitted kitchen and a recently updated bathroom. New flooring and contemporary finishes mean it is ready to move straight into.

'What first drew me here was the mix of countryside feel and closeness to town,' says the owner. 'You can walk into Bath along the canal in just 20 minutes, yet it feels wonderfully private and peaceful.'









The views from the rear take in Bathampton Meadows and beyond. 'It's like the history of transport all in one view – the canal, the river, the railway and the road,' the owner adds. The communal gardens provide a lovely shared outdoor space, with areas for barbecues and seating to enjoy the panorama.

With its combination of Victorian charm, practical features and village setting, this apartment offers a rare opportunity to enjoy both countryside calm and city convenience.

'The sense of community is another highlight of living here as neighbours look out for one another, and friendships flourish. One lady has lived here for more than 40 years – we've become such close friends, sharing laughs, meals, outings and afternoon teas.'

'With great amenities in the city, it's also been nice to have riverside and canal side pubs, a little shop, post office and cafe within walking distance.'

'Feeling close to the countryside, one morning two enormous stags walked right up the drive while I was having coffee – it was magical.'

ADDITIONAL INFORMATION

TENURE: Leasehold 956 years remaining

SERVICES: Mains electric, gas, water, drainage and sewerage.

COUNCIL TAX BAND: C

EPC RATING: D

LOCAL AUTHORITY: Banes



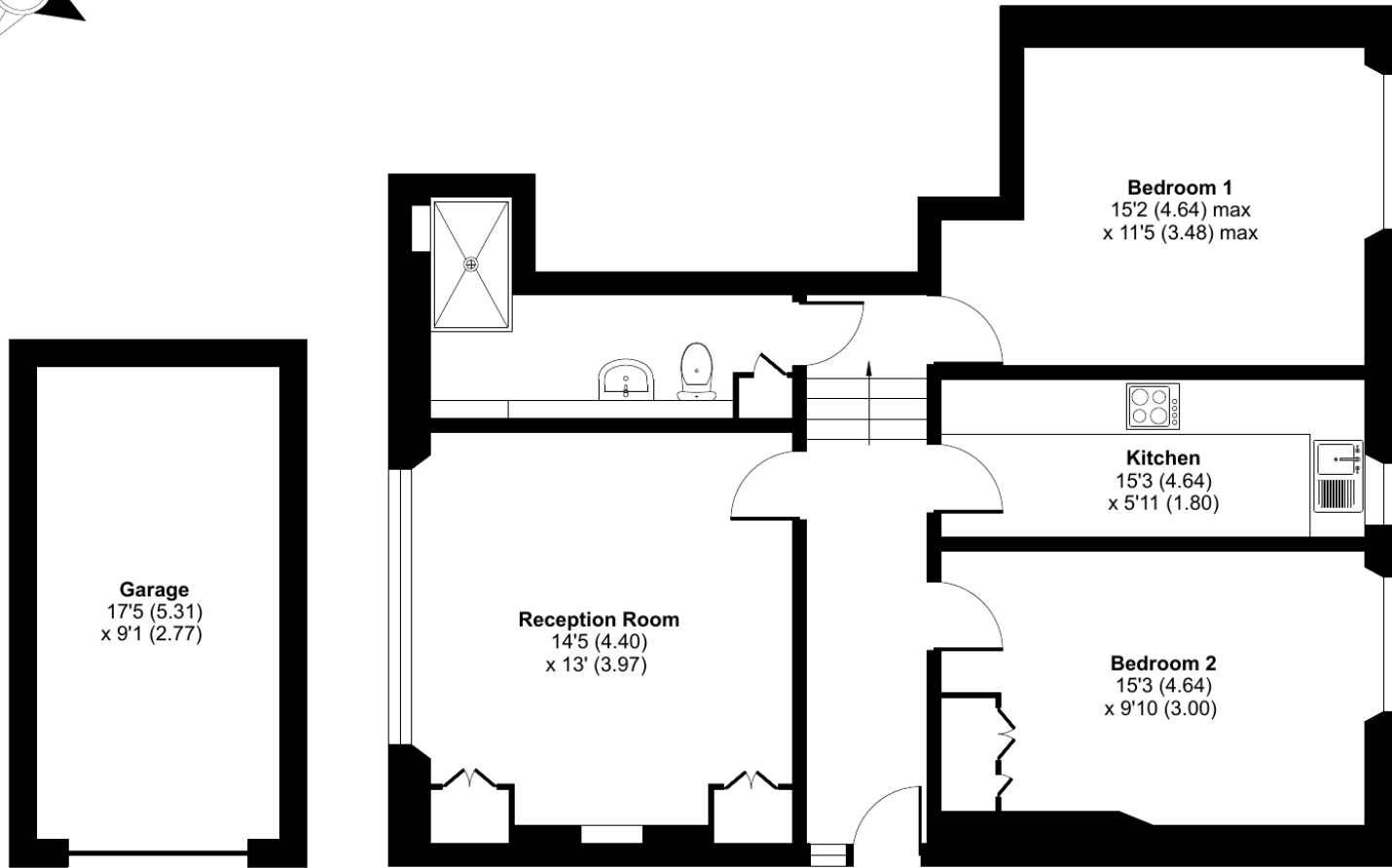
These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



Druids Garth Bathampton Lane, Bathampton, Bath, BA2

Approximate Area = 789 sq ft / 73.3 sq m
Garage = 157 sq ft / 14.5 sq m
Total = 946 sq ft / 87.8 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Fine & Country Homes of Bath Ltd.. REF: 1360469

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 —