



COACH HOUSE ANNEXE, KELSTON KNOLL, KELSTON ROAD, BATH, BA1 9AD
£1,750 per month

Carter Jonas

Charming Detached Coach House Annexe in a picturesque setting, just on the Bath boundary on the Bitton Road.

Nestled at the end of a sweeping private driveway, this attractive Coach House Annexe enjoys a peaceful setting, just on the Bath boundary and approximately three miles west of Bath City Centre.

Approached via a gated entrance, the driveway passes the main residence before arriving at The Annexe, offering privacy and character in an idyllic countryside location.

The accommodation comprises a spacious open-plan kitchen and dining room fitted with an oven and hob, fridge/freezer, dishwasher and washing machine. The adjoining living room provides a welcoming space to relax and benefits from a gas fire. Completing the ground floor is a versatile study which could also be used as a third bedroom.

On the first floor are two bedrooms and a family bathroom fitted with a shower over the bath.

Externally, the property benefits from a cobbled driveway providing parking for two vehicles, access to a single garage, and an additional area that could be utilised as a courtyard area.

This delightful home would ideally suit a professional couple or single occupant seeking a rural setting within easy reach of Bath.

Additional Information

EPC Rating: C, Council Tax Band: A (please refer to the Bath & Northeast Somerset Council website for current charges).

Utilities: Mains gas, electricity and water

Parking: Two off-street spaces on the cobbled driveway

Broadband & Mobile Coverage: Information on availability and speeds can be found via the Ofcom website

Shared Access: The driveway is shared with the neighbouring property, The Coach House.

Holding Deposit (equivalent to 1 week's rent): £403.84 - deducted from the first month's rent.

Security Deposit (equivalent to 5 weeks' rent): £2,019.23

Charming Detached 2-bedroom Coach House Annexe in a picturesque setting just on the Bath boundary with courtyard area, single garage and driveway parking.

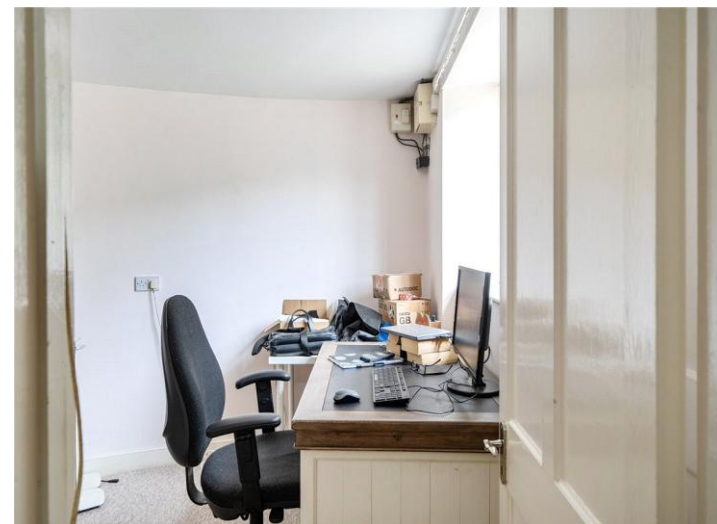


- Open plan kitchen/dining
- Living Room
- study/bedroom 3
- Two bedrooms
- Bathroom
- Garage
- Courtyard

ADDITIONAL INFORMATION

Viewing Strictly by appointment

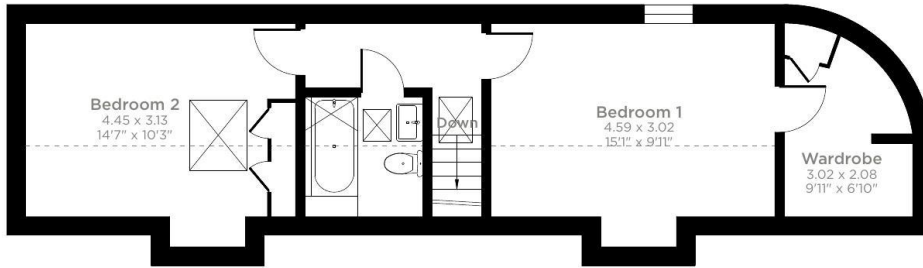
Local Council Tax Band A
Authority



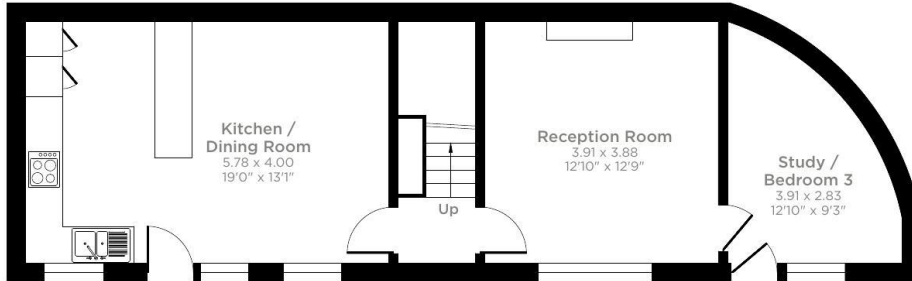
Coach House Annexe, Kelston Knoll, Kelston Road, Bath, BA1

Denotes restricted head height

Approximate Area = 905 sq ft / 84 sq m
Limited Use Area(s) = 148 sq ft / 13.7 sq m
Garage = 160 sq ft / 14.8 sq m
Total = 1213 sq ft / 112.5 sq m
For identification only - Not to scale



First Floor



Ground Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Carter Jonas. REF: 1522999

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		



T: 01225 747250

5-6 Wood Street, Bath, BA1 2JQ

E: bath.enquiries@carterjonas.co.uk



Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Classification L2 - Business Data

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. *Administration fees may apply depending on tenancy type. Please contact your local branch for this information.