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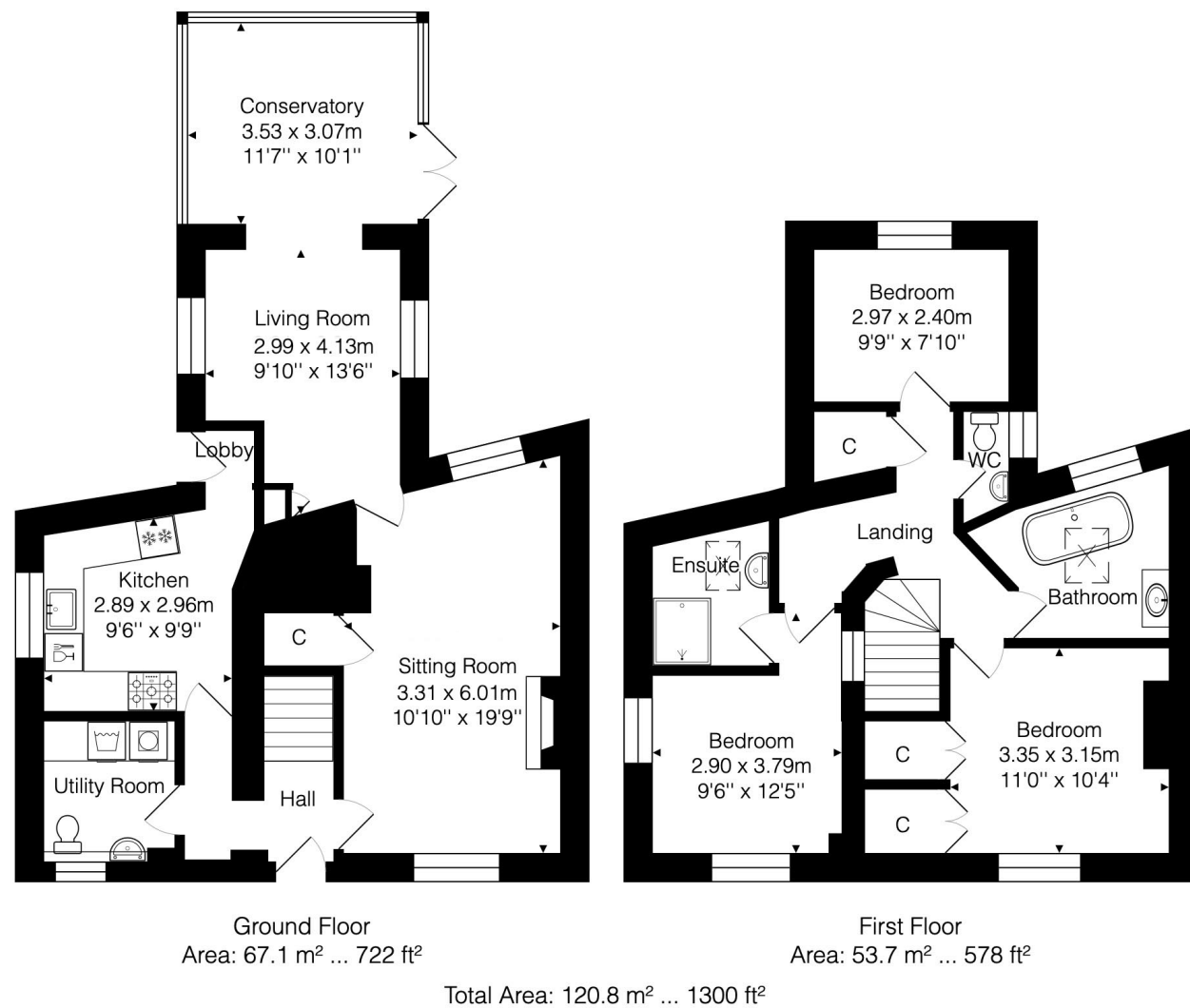
Residential Sales



Tellisford Lane, Norton St Philip







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**Aurora**  
Tellisford Lane  
Norton St Philip  
Bath  
BA2 7LL

Aurora is a charming end of terrace double fronted stone cottage which has been sympathetically extended over the years. The cottage is situated in a quiet area on the edge of the village, overlooking fields.

Tenure: Freehold

**£500,000**



## Situation

Aurora is situated in the Somerset village of Norton St Philip overlooking adjoining fields. The village benefits from a primary school, St Philip and St James Church of England church, 2 pubs, The Fleur de Lys and The George, claimed to be one of the oldest taverns in the country and a Co-op convenience store. The village also enjoys a cricket pitch with popular team, which adds to the excellent community feel.

The village is also well positioned for access to surrounding towns, which include Bradford on Avon (approx. 6 miles) and Frome (approx. 7 miles). Amenities including retail outlets, pubs and restaurants, cinema and sporting facilities can be found within these towns along with rail links.

The World Heritage City of Bath (approx. 7 miles) provides a complete range of retail outlets together with many other amenities to include The Theatre Royal, a number of fine restaurants and excellent sporting facilities. There is also a mainline railway station providing direct access to London Paddington, Bristol and south Wales.

The M4 motorway junction 18 is approximately 17 miles and junction 17 is approximately 20miles. Access to the M3 via the A303 is also easily reached.

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## General Information

Services: We are advised that all mains services are connected.

Heating: Gas fired central heating

Local Authority: Mendip Council

Council Tax Band: Band E

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## Description

Aurora is an attractive end of terrace period cottage situated on the edge of the village overlooking open countryside. The property retains a wealth of period features, including exposed timbers, curved walls, slatted latch pine doors and open fireplace.

The ground floor accommodation provides a dual aspect sitting room with exposed timbers and open fireplace, a further reception room which leads into the well appointed kitchen, utility/cloakroom and a delightful conservatory giving access to the rear garden.

The stone staircase leads to the first floor accommodation with 3 bedrooms and a luxurious bathroom with oversized freestanding bath.

The rear garden is private with areas of patio, lawn and mature planting. In addition there is a summerhouse.

## Accommodation

### Ground Floor

#### Stone Porch Canopy

With partially glazed front door to:-

#### Hallway

With feature oak beam, cupboard housing the consumer box, wood flooring, radiator, slatted pine door with wrought iron fittings to sitting room, painted stone staircase rising to the first floor.

#### Sitting Room

Being dual aspect to front and rear, exposed timbers, exposed stone fireplace with wooden lintel, flagstone hearth and grate, pine door to understairs storage cupboard, wood flooring, radiator, slatted door opening to:-

#### Living Room

Being dual aspect to both sides, wood flooring, wooden hatch to kitchen, open to:-

#### Dining Room/Conservatory

Being glazed to 3 sides with French doors opening onto the garden, glazed roof, radiator, exposed stone wall, exposed wooden lintel.

#### Utility/Cloakroom

With WC, vanity unit with inset wash hand basin, space and plumbing for washing machine, space for tumble dryer, low level cupboard with worktop, tiled flooring, partially tiled walls, radiator, front aspect window with deep wooden cill.

#### Kitchen

With a range of painted floor and wall mounted units, worktop incorporating 1½ bowl stainless steel sink and drainer, tiled splashback, integrated dishwasher, gas fired Worcester boiler providing domestic hot water and central heating, space for fridge/freezer, space for rangemaster with stainless steel extractor over, side aspect picture window with deep wooden cill, downlighting, tiled flooring, feature curved wall with serving hatch to living room, step down and stable style door opening to side footpath leading to the garden.

### First Floor

#### Landing

With feature curved wall, internal window overlooking the stairs, slatted door to airing cupboard.

#### Bedroom 1

Being dual aspect to front and side with windows having deep exposed wooden cills, radiator, exposed floorboards, access to loft.

#### Ensuite Shower Room

With Velux window, fully tiled shower cubicle having sliding doors and chrome shower, wash hand basin with tiled splashback, exposed floorboards, radiator.

#### Bedroom 2

With front aspect sash window, radiator, access to loft space, louvre door wardrobes housing hot water cylinder, hanging rail and shelving.

#### Bedroom 3

With rear aspect window overlooking the garden and fields beyond, low level radiator, access to loft, laminated flooring.

#### Bathroom

With vanity unit with inset wash hand basin, freestanding bath with shower attachment, chrome radiator, heated towel rail, low level window, Velux window downlighting, wood flooring.

#### Separate Cloakroom

With WC, wash hand basin, side aspect obscure glazed window.

## Externally

#### Garden

The cottage has a beautiful vine and climbing roses across the front of the property and flowing over the stone porch.

A wrought iron gate to the side of property leads to a pathway bordered by a dry stone wall which in turn leads to the rear garden with level lawn, patio area, perennial planting, feature pond, summerhouse and garden shed.

