



The Old Brick Works, Chilcompton Road, Midsomer Norton

£575,000 Freehold

COOPER  
AND  
TANNER



# The Old Brick Works, Chilcompton Road Midsomer Norton BA3 2NL

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£575,000 Freehold

## Description

A sympathetically restored detached period property, formerly the Old Brick Works, retaining its character and charm throughout. A superb family home in a tucked away, quiet location, all arranged over three floors.

The property is situated towards the outskirts of town, yet within a level walk of the town centre and alternatively open countryside.

In brief the accommodation comprises a spacious open/plan sitting/dining room with solid oak wooden flooring, feature fireplace housing a multi-fuel burning stove, bespoke double glazed windows overlooking the driveway and a feature brick wall.

From here there are glazed double doors leading into the custom fitted kitchen with solid oak work tops over, integrated double oven, electric hob and dishwasher, feature brick wall with bespoke windows and a spacious under stairs storage cupboard.

From the sitting/dining room a door leads into the inner hall with a turning staircase rising to the first floor landing.

To the first floor there is a study/seating area, three double bedrooms, one having the potential to create an en-suite shower room/walk in wardrobe and a family bathroom with roll top bath, shower cubicle and a utility area.

From the landing an additional turning staircase rises to the main bedroom with balustrading, velux windows and an en-suite shower room.

Internal viewing comes highly recommended to fully appreciate what it has to offer.









## Outside

The property is approached over a shared driveway leading to double gates with brick pillars either side into the private gravelled parking area providing parking for several vehicles and giving access to the detached single garage. A wooden gate leads to the enclosed gardens with a paved seating area, lawned garden, additional paved seating area with gazebo over and mature borders. Wooden stairs lead up to the raised decked seating area with additional gravelled areas with lots of potential for further development, for example a conservatory or outdoor kitchen. The gardens are encompassed by fencing and walling.

## Location

Midsomer Norton is a town situated within the attractive rural area between Bath and the Mendip Hills. It has been a traditional market town for centuries. The town is characterised by the River Somer which runs the length of the High Street. Midsomer Norton provides shopping and service industries for the surrounding areas. The town has four primary schools and two large secondary schools, and is also home to a leisure centre, and several sports clubs.



### Local Information Midsomer Norton

**Local Council:** Bath and North East Somerset

**Council Tax Band:** E

**Heating:** Electric Heating

**Services:** Electric, Water and Drainage

**Tenure:** Freehold



### Motorway Links

- M4
- M5



### Train Links

- Bath Spa
- Bristol Temple Meads



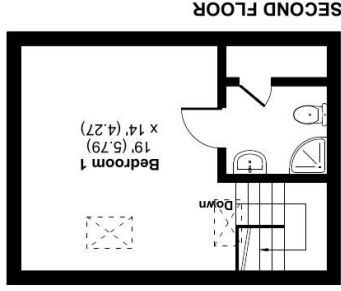
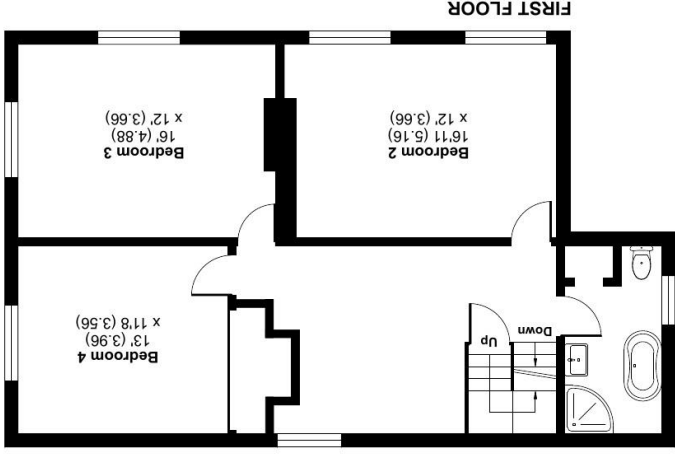
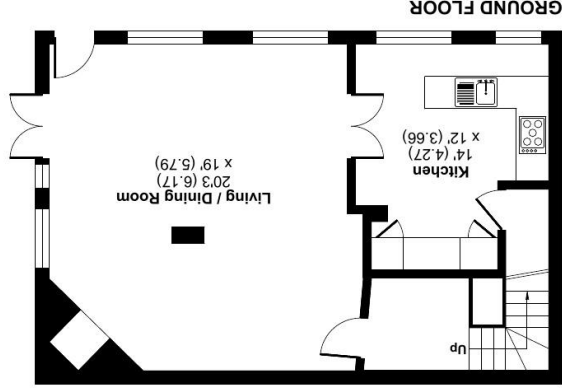
### Nearest Schools

- Midsomer Norton
- Bath



# Chilcompton Road, Midsomer Norton, Radstock, BA3

Approximate Area = 1777 sq ft / 165.0 sq m  
For identification only - Not to scale



**Certified Property Measurer**  
RICS  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023.  
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**FROME OFFICE**  
telephone 01373 455060  
6 The Bridge, Frome, Somerset BA11 1AR  
[frome@cooperandtanner.co.uk](mailto:frome@cooperandtanner.co.uk)

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