

# Eastleigh,

Norton St Philip, BA2 7LE

COOPER  
AND  
TANNER



OIEO £500,000 Freehold

Located in the picturesque village of Norton St Philip, this beautifully maintained Grade II listed house offers a blend of historic charm and modern comfort.

# Eastleigh, Norton St Philip, BA2 7LE

 3  2  1 EPC N/R

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## DESCRIPTION

Set back slightly within North Street, this charming double-fronted Grade II listed property features a welcoming flagstone hall, two reception rooms, stairs leading to the first and second floors, and a kitchen at the back of the house.

Stepping onto the flagstone hall you are met with two reception rooms boasting wood burners and original features, with the left room offering dual aspects and the other leading to the bright and airy kitchen which has a stable door leading to the garden, along with space for appliances and access to a utility area and downstairs W.C. The property also includes a basement/cellar for extra storage and utility space.

On the first floor, there are two spacious double bedrooms and a well-appointed 3-piece family bathroom.

The second floor houses a master bedroom and an additional room (which could serve as a bedroom, dressing room, or study). The views from the first and second floor look over the village and out to the surrounding countryside.

## OUTSIDE

The enclosed garden features a stable door from the kitchen provides a perfect space for relaxing or entertaining.

## ADDITIONAL INFORMATION

Gas central heating is supplemented by log burners. Mains gas, water, electricity and drainage are all connected.

## LOCATION

Located in sought-after Norton St Philip, this historic gem offers easy access to Bath (approximately 7 miles) and nearby commuter routes. There are two public houses one of which, The George is currently the oldest continually licensed pub in the country and has a great reputation for both its food and its accommodation, there is also a Co-op shop with post office. There are walks/dog walking to nearby Tellisford, Rode, Wellow and Laverton. A farm shop is located on the outskirts of the village. The Historic City of Bath offers fantastic shopping facilities and many tourist attractions for the whole family.







# Eastleigh, North Street, Norton St. Philip, Bath, BA2

Approximate Area = 1227 sq ft / 113.9 sq m

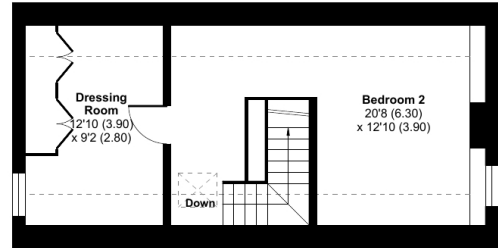
Limited Use Area(s) = 113 sq ft / 10.4 sq m

Total = 1340 sq ft / 124.3 sq m

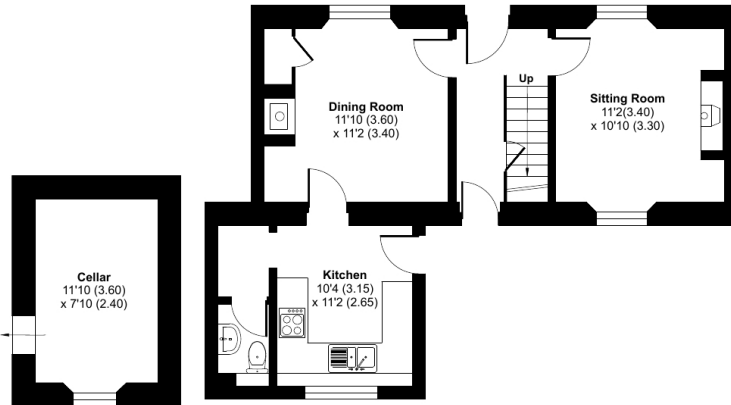
For identification only - Not to scale



Denotes restricted head height

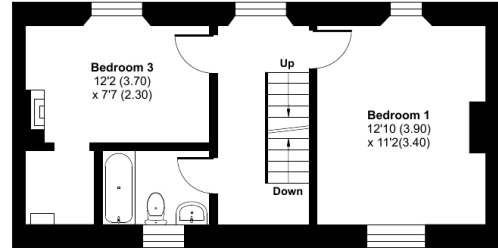


SECOND FLOOR



CELLAR

GROUND FLOOR



FIRST FLOOR



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecorn 2024. Produced for Cooper and Tanner. REF: 1125019



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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AND  
TANNER

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