

Aurora,

Norton St Philip, BA2 7LL

COOPER
AND
TANNER



Guide £435,000 - £450,000 Freehold

We are delighted to offer this beautiful, and tastefully renovated, period cottage situated in the historic village of Norton St Philip.

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DESCRIPTION

The house has a wealth of period features along with many stylish modern comforts, fittings and wonderful countryside views.

The accommodation comprises an entrance hall with wood flooring leading to a lounge with a Cotswold stone fireplace and wooden flooring. Downstairs also offers a dining room and a large sunroom/conservatory, together with a well laid out kitchen which has been tastefully finished to a high standard with an attractive set of wall and base units, built-in appliances and a freestanding range.

The original stone staircase leads to the first-floor accommodation with three bedrooms and tasteful three-piece bathroom with roll-top bath and wash hand basin.

Bedroom one has good-sized built-in storage with lovely countryside views. Bedroom two is flooded with natural light from dual aspect windows and provides an en-suite shower room. Bedroom three also has views across open fields.

OUTSIDE

To the front of the property there are views across the paddock and fields beyond. The garden is very well established with trees and bushes offering a high degree of privacy.

The house itself faces south. In addition, there is a summerhouse and a patio area for alfresco dining. Our vendors have parked their two vehicles immediately to the front of the cottage for 40 plus years with no issues.

AGENT'S NOTE

Additional garden to the rear of the property (beyond the gate to the fence) is rented from the local farmer. This agreement is renewed annually; the current vendor has had this in place for c20 years.

ADDITIONAL INFORMATION

Gas central heating. All mains' services connected. Super high speed fibre broadband is also connected.

LOCATION

The ever popular and sought-after village of Norton St Philip is located equidistant from Frome, Bath and Trowbridge and is within easy commuting distance to Bristol also. 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

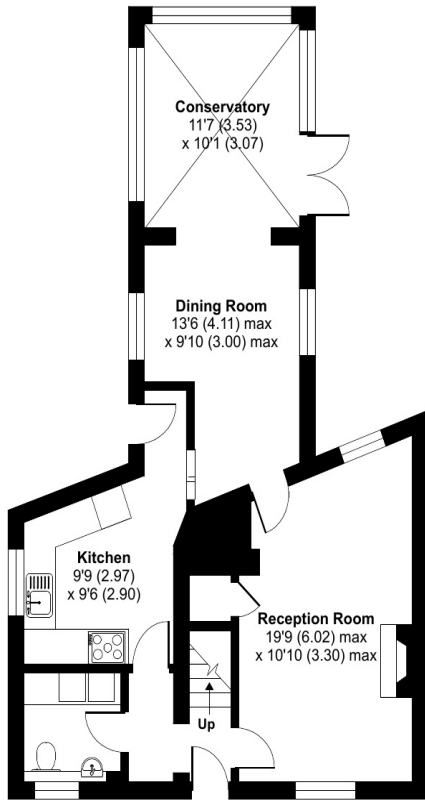




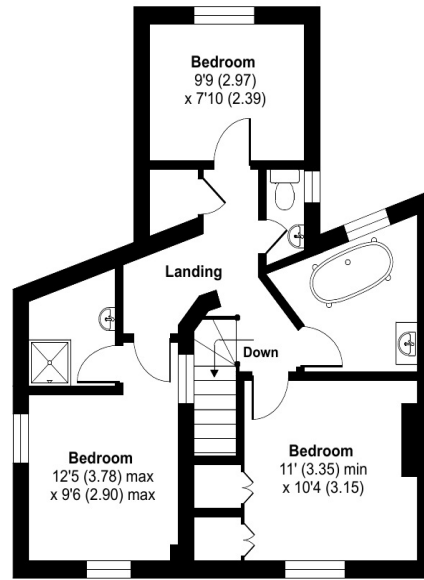
Tellisford Lane, Norton St. Philip, Bath, BA2

Approximate Area = 1245 sq ft / 115.6 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Cooper and Tanner. REF: 1090864



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