

Norton Lane Farm, Wellow, BA2 8QR



OIEO £650,000 Freehold

A detached period home situated in 'An Area of Outstanding Natural Beauty' which has been completely renovated and occupies an extensive plot within this highly sought after village a few miles of Bath. No onward chain.

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DESCRIPTION

An attractive period cottage which has been totally renovated and occupies a great plot within this exceptionally popular village five miles of Bath.

Throughout, the property enjoys beautifully presented and naturally light accommodation. The front door opens into a very handy porch. From here, a door opens into the living room, a wonderful large space with attractive wooden flooring, a wood burning stove taking centre stage and a window seat to the front. The dining room is also an excellent size and links the living room to the kitchen, an ideal configuration for family life and those that enjoy entertaining. There is plenty of space for a large table and chairs and doors spill out onto the back gardens. At the back of the house is the kitchen/breakfast room which frames the super views across the gardens and the open fields beyond. There are a range of wall and base units, integrated appliances, room for a table and chairs and doors onto the gardens. There is also a utility room, a boot room and a W.C on the ground floor.

On the first floor there are three double bedrooms and the well-appointed family bathroom.

OUTSIDE

To the front of the house is an enclosed garden with a path leading to the front door and lawn either side. There is

driveway parking to the left hand-side. The gardens predominantly lie to the rear and are a great size. There is a seating area adjoining the doors from the dining room and the kitchen, ideal for al-fresco dining. Beyond there is an extensive lawn with open views onto the open fields adjoining.

ADDITIONAL INFORMATION

Oil fired central heating. No gas connected.
Mains water. Private drainage.

LOCATION

Wellow is one of Bath's most popular villages due to its picturesque surroundings and close proximity to the city centre. Within the village is St Julian's Primary School, a superb village pub, The Fox and Badger, plus the community village shop, church, village hall and the village sports facility providing tennis courts, a 7 aside football pitch, cricket nets, outdoor gym, and children's playground.

The old railway track is now part of the national cycle route with a level connection to Bath via the Two Tunnels Greenway. As well as the superb leisure activities and famous restaurants in Bath, popular destinations nearby include The Pig at Hunstrete as well as the private members club and hotel, Babington House.

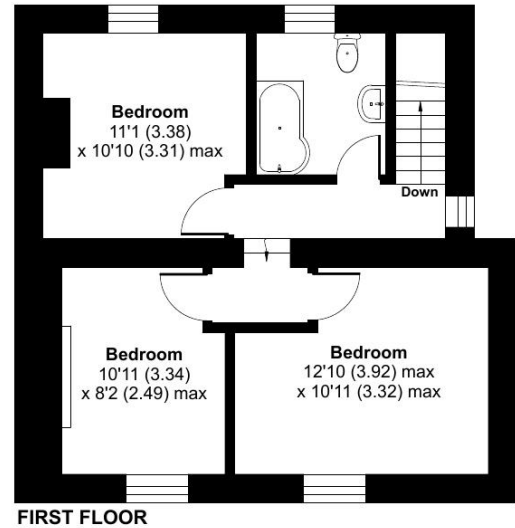
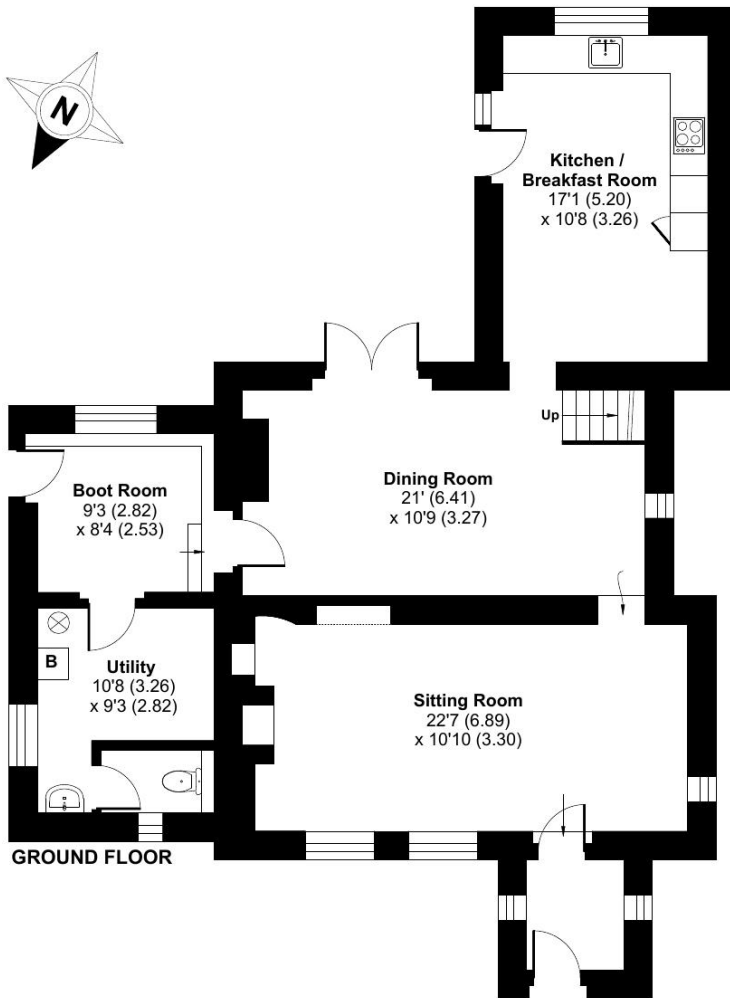




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Approximate Area = 1460 sq ft / 135.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2025. Produced for Cooper and Tanner. REF: 1266645



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