



Rose Cottage
 Fortescue Street
 Norton St Philip
 Bath
 BA2 7PE

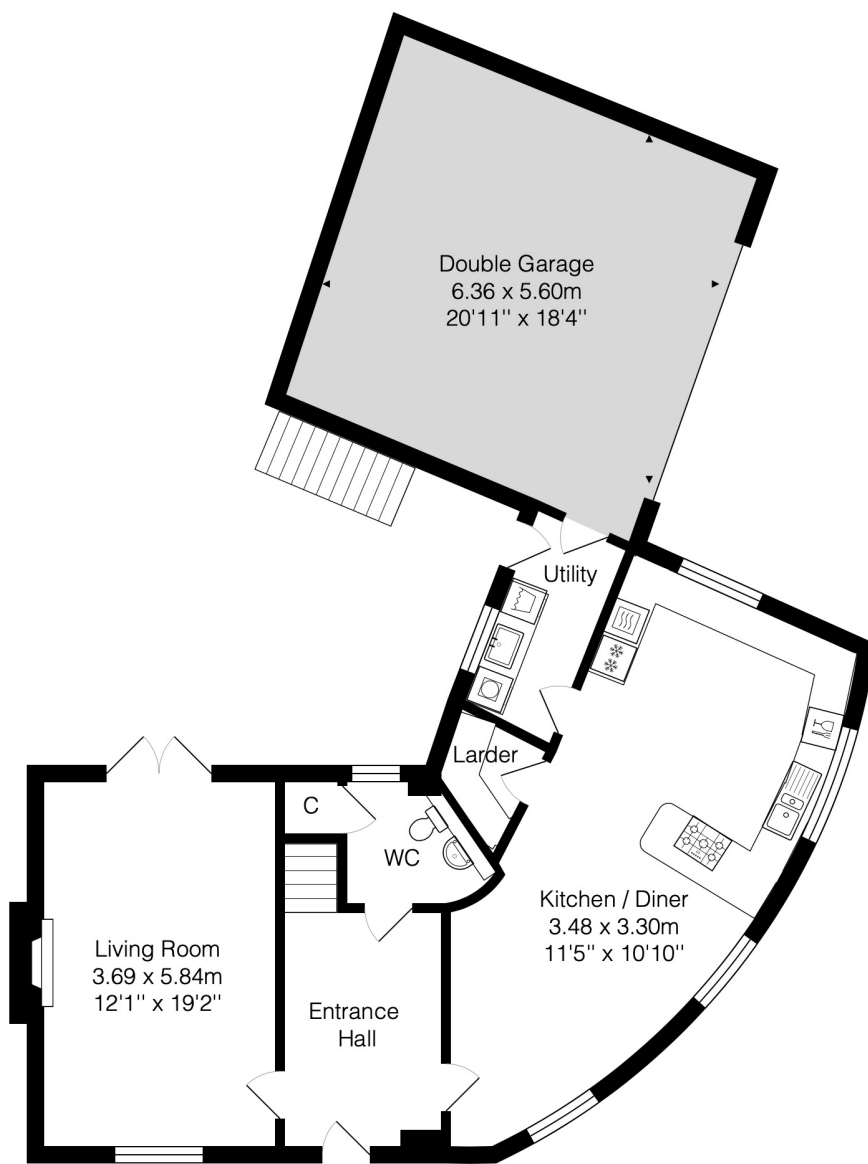
A handsome and beautifully presented 4 bedroom property with separate annexe situated in a quiet residential area in this popular Somerset village.

Tenure: Freehold

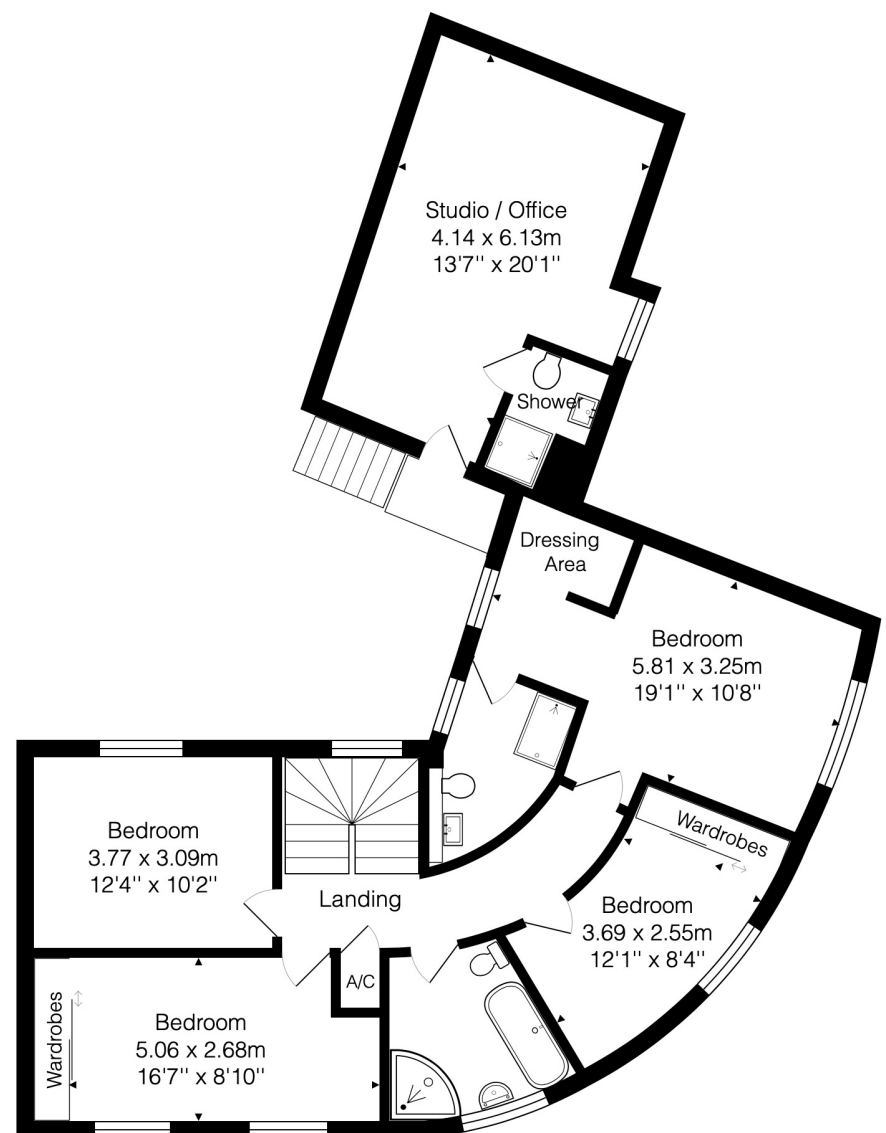
£925,000

Property Features

- Studio/Annexe
- 4 bedrooms
- En suite facilities
- Luxury bathrooms
- Well appointed kitchen with integrated Siemens appliances
- Private garden
- Double garage and parking



Ground Floor
 Area: 118.4 m² ... 1275 ft²



First Floor
 Area: 107.4 m² ... 1156 ft²

Total Area: Including Garage 225.8 m² ... 2430 ft²

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is purely for illustrative purposes only and should be used as such by any prospective purchaser. Area includes internal and external wall thickness
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Accommodation

Ground Floor

Entrance Hall

Accessed via hardwood panelled front door with glazed arch over, wood flooring, downlighting, doors to living room, kitchen/diner and cloakroom, stairs rising to first floor.

Cloakroom

With WC, wash hand basin having mixer tap and tiled splashback, rear aspect obscure glazed window, downlighting, wood flooring, understairs cupboard.

Living Room

Being dual aspect with front aspect window to front and partially glazed French doors to private, rear terrace, wood flooring, handsome Bath stone fireplace having inset wood burning stove and Bath stone hearth.

Kitchen/Dining/Family Room

With a range of floor and wall mounted unit, integrated fridge/freezer, double oven, integrated Siemens microwave, integrated dishwasher, Siemens 5 ring gas hob with extractor over, Granite worktop incorporating 1½ bowl stainless steel sink, granite upstands, front and side aspect windows, downlighting, wood flooring, walk-in larder with a range of floor units, work tops and shelving unit and lighting.

Utility Room

With a range of floor units, worktop incorporating stainless steel sink, space and plumbing for washing machine, space for tumble dryer, rear aspect window, terrace, downlighting extractor fan, partially glazed door to garden, door to garage.

First Floor

Landing

With rear aspect window, access to loft space, downlighting, radiator, airing cupboard housing gas fired boiler providing domestic hot water and central heating, hot water tank and slatted shelves.

Bedroom 1

Being dual aspect to front and rear, radiators, open to:-

Dressing Area

With hanging space and shelving, door to:-

En suite

With WC, wash hand basin, walk-in shower having sliding door and tiled walls, tiled flooring, partially tiled walls, ladder style radiator, obscure glazed window, shaving point, downlighting, underfloor heating.

Bedroom 2

With front aspect window, range of sliding door wardrobes, radiator.

Family bathroom

With WC, wash hand basin, bath with shower over and mixer tap, shower cubicle with sliding door, tiled floor and partially tiled walls, obscure glazed window, chrome ladder style radiator, shaver point, downlighting.

Bedroom 3

With front aspect windows, radiator, range of mirrored door wardrobes.

Bedroom 4

With rear aspect window, radiator.

Externally

Garage and Parking

To the side of the property there is private parking for 2 vehicles and a double garage with electrically operated door, power, lighting and range of shelving.

Garden

To the rear of the property is an attractive, easily maintained garden arranged over 2 levels.

A paved patio is accessed from the living room and utility and is ideal for al fresco dining. 4 stone steps lead up to a further area of patio which is bordered by mature plants including climbing roses, clematis, hydrangea and numerous perennial plants.

An external staircase with wrought iron railing leads up to the :-

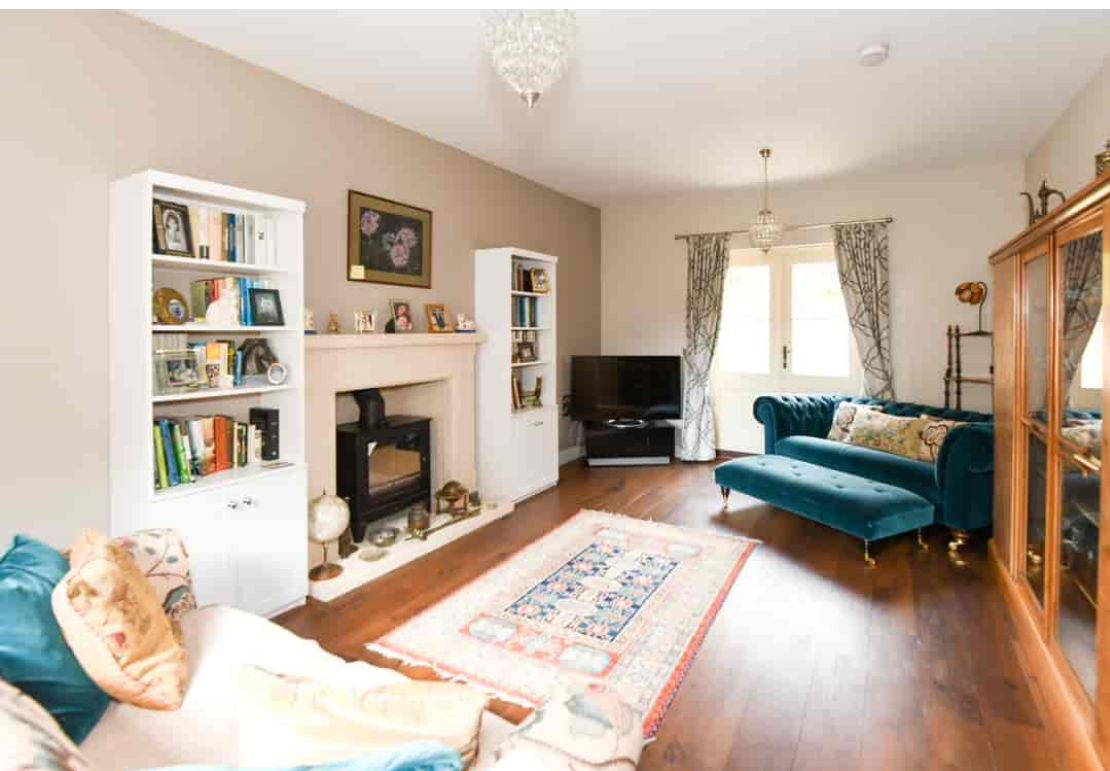
Annexe

Studio/Office

Accessed via glazed door with vaulted ceiling, front aspect window, electric heater, door to:-

Shower Room

With WC, wash hand basin, ladder style radiator, tiled flooring, partially tiled walls, fully tiled shower cubicle with concertina and chrome shower, downlighting.



Situation

Rose Cottage, 24 Fortescue Street is situated in the Somerset village of Norton St Philip. 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 (located within the development). 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. Buses from the village run regularly to both Bath and Frome.

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 20 miles. Access to the M3 via the A303 is also easily reached.

Description

Rose Cottage is a spacious and beautifully presented double fronted property, built to an extremely high standard throughout, including high ceilings, Siemens appliances and luxury bathrooms.

Upon entering, the spacious and light entrance hall gives access to the sitting room with a handsome woodburning stove and delightful French doors opening onto the private terrace. The kitchen/dining/family room offers a comfortable and light space for entertaining with bespoke kitchen units and granite worktops, walk-in larder ideal for the keen cook. The ground floor accommodation is completed with a handy utility room and a cloakroom.

The staircase with oak spindles and handrail leads up the first floor with the main bedroom which has dual aspect windows, spacious dressing area and luxury en suite. There are 3 further double bedrooms, 2 having bespoke fitted wardrobes, and a luxury family bathroom.

Externally the property benefits from a charming, easily maintained, terraced garden with patio area ideal for al fresco dining. Steps lead up to a further paved area bordered by mature shrubs and perennial planting.

Steps rise to the annexe/studio comprising a vaulted room with front aspect windows and a shower room. This area is suitable for a variety of uses including a home office, therapy room or ancillary accommodation and is positioned above the double garage which has an electrically operated door and paved area in front providing off street parking for 2 vehicles.

General Information

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

Heating: Gas fired central heating

Local Authority: Somerset Council

Council Tax Band: Band G - £3,521.64

Management Company: BNS

Management Charges: To be confirmed

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