

# 21 High Street, Norton St Philip, BA2 7LG

COOPER  
AND  
TANNER



OIRO £650,000 Freehold

A delightful four-bedroom period home with stunning gardens, set in the historic village of Norton St Philip and under ten miles away from the Georgian city of Bath.

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## DESCRIPTION

An attractive village centre period home between Frome and Bath.

Upon entering this charming home, you are greeted by a spacious yet welcoming living room. In this room there are touches of period features such as exposed beams, original Post office hatch door and a large fireplace which would act as the main focal points of the room. There is also a solid hardwood parquet floor and access to the first-floor accommodation.

There is a good-sized office which could easily be become a playroom or another entertaining space.

Going back through the living room you enter the kitchen, which has been tastefully finished to a high standard throughout with an attractive set of wall and base units. There is a built-in dual oven, an electric induction hob and a breakfast bar and a free-standing dishwasher.

The dining room is a great size and naturally light with tall ceilings, exposed stonework, and exposed beams. A door opens into the gardens from here, perfect for entertaining. There is also a downstairs w.c.

On the first floor, you are greeted by a good-sized landing which provides access to three good sized double bedrooms and a good-sized single room. There are two beautiful original doors, one on the bathroom (Elm) and one on the main bedroom (Oak). The well-appointed bathroom which has a roll-top bath and a separate 4' wide shower with power pump.

## OUTSIDE

The gardens predominantly lie to the rear and are bigger than one would expect. A large lawn is bordered by mature plants and shrubs and a number of seating areas create the most perfect outdoor entertaining space.

## ADDITIONAL INFORMATION

Gas central heating. All mains' services connected.

## LOCATION

The ever popular and sought-after village of Norton St Philip is located approximately six miles from Bath and offers 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. There is a farm shop located on the outskirts of the village. The Historic City of Bath offers fantastic shopping facilities and many tourist attractions for the whole family.

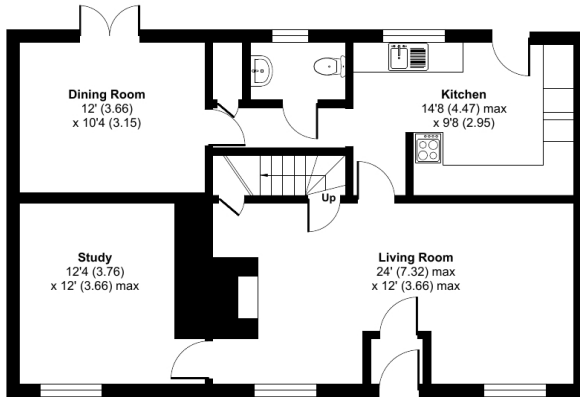




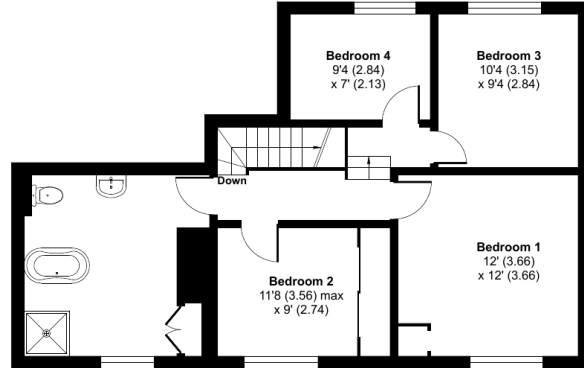
# High Street, Norton St. Philip, Bath, BA2

Approximate Area = 1497 sq ft / 139 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Cooper and Tanner. REF: 1027739



## FROME OFFICE

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