

# High Street

High Littleton, Bristol, BS39 6HW

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## £365,000 Freehold

A recently refurbished two/three bedroom, double fronted mid terrace cottage which has been sympathetically modernised and being offered for sale with no onward chain. The property is located within the heart of the village with driveway parking and a courtyard garden. Internal viewing comes highly recommended.

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### DESCRIPTION

A recently refurbished two/three bedroom, double fronted mid terrace cottage which has been sympathetically modernised and being offered for sale with no onward chain. The property is located within the heart of the village with driveway parking and a courtyard garden. In brief the accommodation comprises a front entrance door with canopy over leading into the sitting room with a feature fireplace having an inset wood burning stove and a turning staircase rising to the first floor landing. There is an opening from the sitting room leading through to the kitchen/diner which has a range of fitted wall and base units with worktops over, integrated oven, hob, fridge and dishwasher and a sun lantern letting through lots of natural light. There is a useful utility/boot room to the rear with plumbing for a washing machine and a door to the rear pathway. In addition to the ground floor there is a reception room/bedroom 3 which is of a good size. To the first floor there is a landing, two double bedrooms, one having a storage cupboard. There is a good size bathroom which is a white suite with a separate shower cubicle and a double storage cupboard housing the central heating boiler. Internal viewing comes highly recommended to fully appreciate what this property has to offer.

### OUTSIDE

To the front of the property there is a hardstanding area providing parking for two/three cars with a raised flowerbed and all being encompassed by fencing and walling. Steps down lead to a paved courtyard with access to the front entrance door. To the rear there is a pathway which leads from the side access.

### LOCATION

High Littleton is a village approximately 7.5 miles southwest of Bath. The parish includes the small village of Hallatrow and the hamlets of White Cross, Greyfield and Meams; the north-eastern part of High Littleton village is known as Rotcombe. High Littleton is on the A39 Wells-Bath road, which is crossed by the A37 Shepton Mallet to Bristol road at White Cross. There is a Church of England primary school in the village, together with several pubs and shops. Farrington Gurney is a popular thriving village situated within a short driving distance to the Mendip Hills and also the Chew Valley Lake area and convenient access to the cities of Bristol, Bath and Wells. The village offers an excellent Primary School, a Public House, 18 hole golf course, churches and good local bus services to Bristol, Bath, Wells, and nearby Midsomer Norton, with a free bus service to Norton Hill Secondary School. The latest village facility is the new multi-purpose village hall and outdoor tennis courts. The popular farm shop is within easy walking distance as is the Co-operative store. Tesco Superstore lies a mile or so to the East.

### COUNCIL TAX BAND

TBC



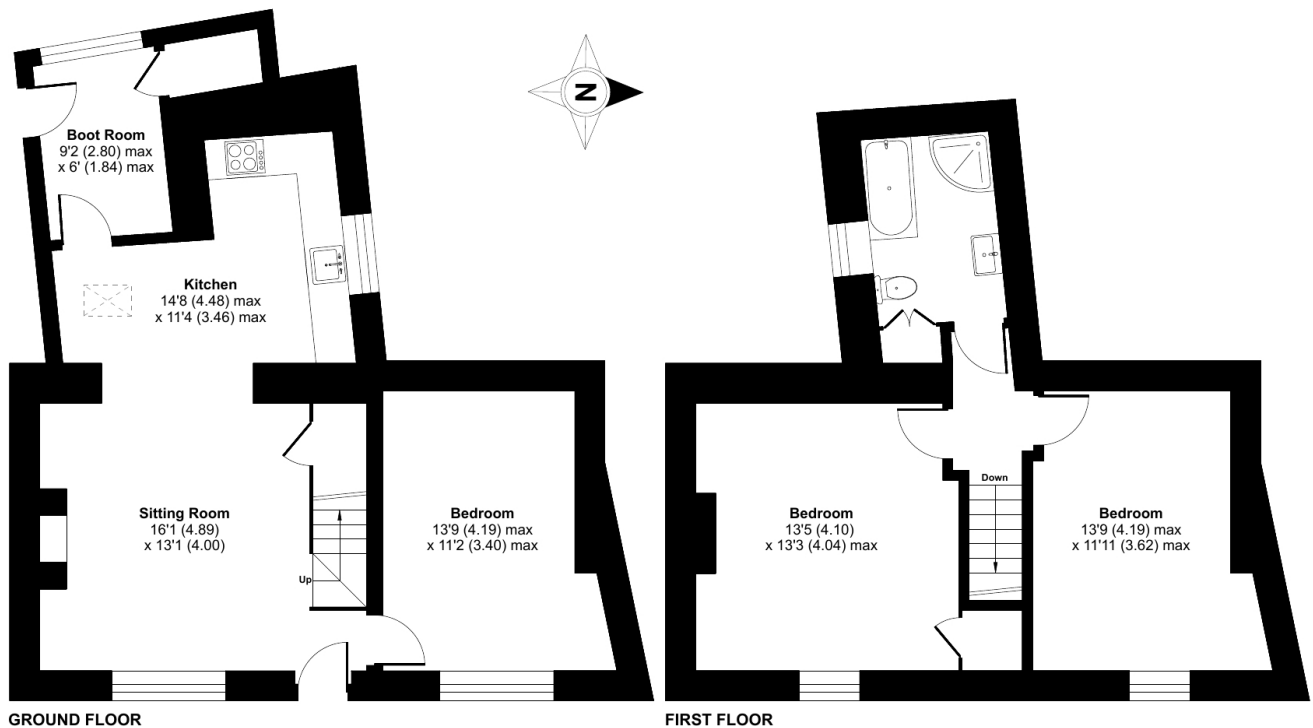




## High Street, High Littleton, Bristol, BS39

Approximate Area = 1042 sq ft / 96.8 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). © ntdchecon 2025. Produced for Cooper and Tanner. REF: 1263256

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