

# 5 Tellisford Lane, Norton St Philip, BA2 7LL

COOPER  
AND  
TANNER



Guide £575,000 - £600,000 Freehold

An extended 3/4-bedroom detached bungalow in this highly sought-after village between Frome and Bath.

# 5 Tellisford Lane, Norton St Philip, BA2 7LL

 3/4  2/3  1 EPC D

---

Guide Price £575,000 - £600,000 Freehold

## DESCRIPTION

This exceptionally well presented, detached, extended village home enjoys a spacious plot accessed off a quiet country lane within the village of Norton St Philip, a fantastic area between Frome and Bath.

The front door firstly leads into a large, naturally light entrance hall. The first door takes you through to a well-proportioned room at the front of the home that was formerly the living room and more recently has been used as the master bedroom due to the extension providing more reception space at the back of the property.

The extension connects to the kitchen/dining creating the most incredible, open planned, naturally light space that is ideal for family life and indeed anybody that enjoys entertaining and hosting dinner parties. A very 'Retro' set of wall and base units add character to this open space. There is room for a large table and chairs and a large opening into the extension, another living area with Velux windows and large sliding doors onto the enclosed and private back gardens. There are also three further bedrooms and a bathroom.

## OUTSIDE

There is driveway parking to the front for up to four vehicles. The single garage has been converted into an excellent home office space/studio/workshop which includes power, light, internet and double doors onto the gardens.

The rear garden is a mature, well stocked, peaceful and sunny space with a variety of plants and shrubs decorating. There is a large seating area adjoining the extension and a lawn beyond with a further seating area beyond.

## 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.

The Historic City of Bath offers fantastic shopping facilities and many tourist attractions for the whole family. There is a farm shop located on the outskirts of the village.







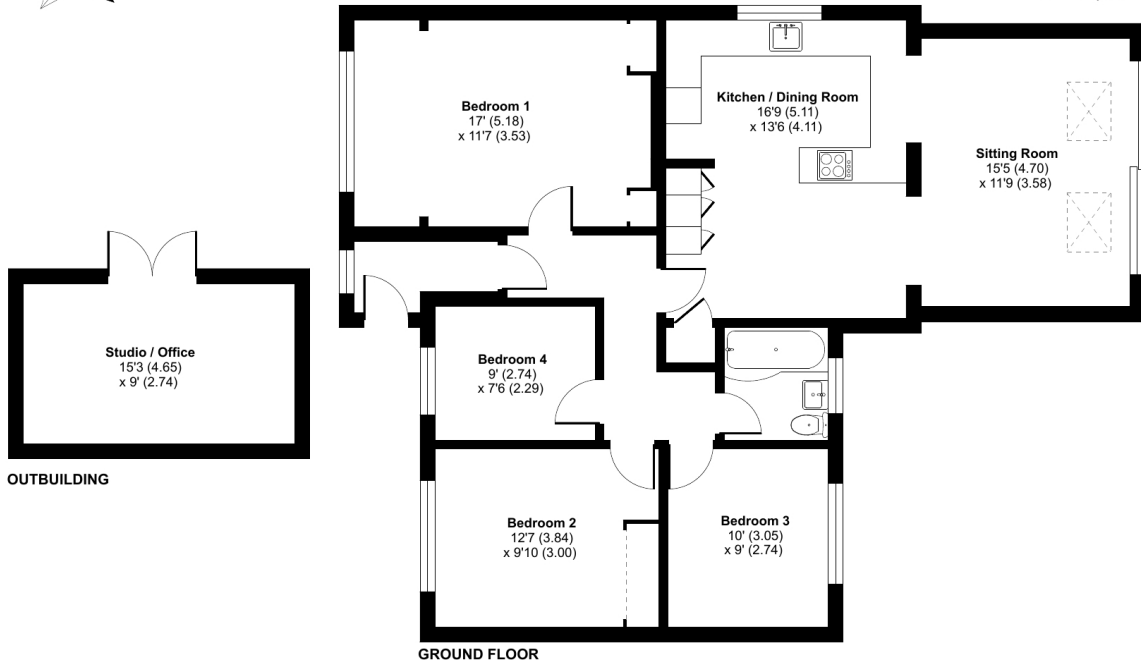
# Tellisford Lane, Norton St. Philip, Bath, BA2

Approximate Area = 1090 sq ft / 101 sq m

Outbuilding = 137 sq ft / 13 sq m

Total = 1227 sq ft / 114 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (PMS2 Residential). © nrichcom 2022. Produced for Cooper and Tanner. REF: 914641



## FROME OFFICE

Telephone 01373 455060

6 The Bridge, Frome, Somerset, BA11 1AR

[frome@cooperandtanner.co.uk](mailto:frome@cooperandtanner.co.uk)

**COOPER  
AND  
TANNER**

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

