

Philpotts Cottage,

Norton St Philip, BA2 7LE

COOPER
AND
TANNER



£300,000 - £325,000 Freehold

3 1 1 EPC D

Description

Set within the very heart of the beautiful and sought-after village of Norton St. Philip is this handsome stone built three-bedroom character cottage, enjoying plenty of natural light and a private enclosed courtyard garden.

The home's internal accommodation provides three good size bedrooms, modern installed kitchen, extensive lounge, three-piece family bathroom with large external outbuilding.

The kitchen comprises a range of base and wall mounted cabinets, sink inset into a modern granite style worktop, space for free standing white goods and space for a range cooker. The kitchen is finished in contemporary floor tiles and modern effect wall tiles. The lounge showcases a retained focal fireplace and offers ample space for all lounge furnishings. The room enjoys lots of natural light looking onto the front with the staircase leading to the first floor. The ground floor is finished with a long entrance hallway with a door to the garden.

The first floor has a large double bedroom to the rear with a built-in cupboard and two good size bedrooms to the front. The bedrooms are all served by the three-piece fitted family bathroom; fitted bath with wooden panel, wash hand basin and W.C.

Externally steps lead to the rear wall enclosed courtyard style garden, with space to sit and relax. To the far end of the garden is a multi-use 12x11'7ft outbuilding.

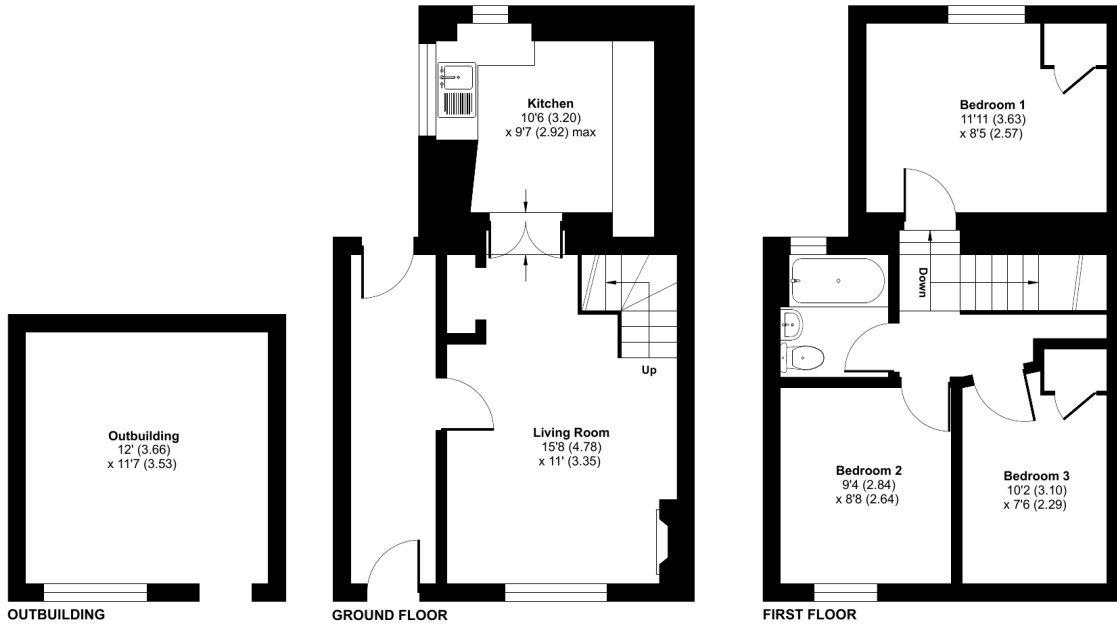
North Street, Norton St. Philip, Bath, BA2

Approximate Area = 742 sq ft / 69 sq m

Outbuilding = 139 sq ft / 13 sq m

Total = 881 sq ft / 82 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rltchecom 2022. Produced for Cooper and Tanner. REF: 894158



Features

- A beautiful stone-built character cottage
- Three bedrooms
- Spacious lounge
- Modern fitted kitchen
- Three-piece bathroom suite
- Enclosed courtyard garden with outbuilding
- Short wander to amenities



Local Information

- Council Tax Band B
- Tenure Freehold
- EPC Rating D

FROME OFFICE

Telephone 01373 455060

6 The Bridge, Frome, Somerset, BA11 1AR

frome@cooperandtanner.co.uk

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