

Charm Cottage,

1 High Street, Norton St Philip, BA2 7LH

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AND
TANNER



Guide £625,000 - £650,000 Freehold

An attractive, period cottage in the centre of Norton St Philip, which has been recently renovated.

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 4  2  2 EPC N/R

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DESCRIPTION

1 High Street is an attractive, Grade II listed period, village centre cottage which has been beautifully renovated throughout and occupies an extensive plot with large gardens and fabulous open views.

The front door opens into an entrance hall with views to the rear.

The living room lies to the front with an attractive sash window filling the space with light, whilst a wood burning stove takes centre stage. The dining room is a well-proportioned space with plenty of room for a large table and chairs, perfect for family life and entertaining guests.

The kitchen/breakfast room is positioned at the back of the cottage, enjoying access into the gardens and uninterrupted far-reaching views. Adding a modern twist to this delightful period home, the kitchen includes a range of sleek units with attractive worktops, a 'Smeg' range style oven with hob, a Belfast sink and space for further appliances. Full height ceilings, an abundance of natural light make this a bright and airy part of the home. Double doors to the garden provide a perfect opportunity for al-fresco dining in the warmer weather.

Off the kitchen is a useful utility space, larder/pantry and ground floor shower room.

On the first floor there are three double bedrooms and a family bathroom. There is also an additional multi-purpose space in the loft/bedroom four with beautiful, exposed Apex beams and lots of fitted storage.

OUTSIDE

The extensive landscaped gardens lie to the rear, benefitting from the incredible views. Adjoining the double doors from the kitchen/breakfast room is an attractive Indian Sandstone patio seating area.

A shallow set of three steps lead down to an area with a stone chipping meandering path which is bordered on both sides with well stocked beds that showcase a range of attractive plants and shrubs. Beyond is a second patio seating area. Steps lead from this terrace to a fabulous walled garden which is laid mainly to lawn and includes a number of vegetable plots and garden storage.

ADDITIONAL INFORMATION

Gas central heating. Mains water, gas, electricity and drainage are all connected.

LOCATION

The ever popular and sought-after village of Norton St Philip is located equidistant from Frome, Bath and Trowbridge and is within easy commuting distance to Bristol. There are two public houses one of which, The George is currently the oldest continually licensed pub in the country. There is a school, St Philip and St James church, the Mead which includes the cricket pitch and a children's play area. There is also a Co-op shop with post office. There are walks/dog walking to nearby Tellisford, Rode, Wellow and Laverton. A farm shop is 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 = 1493 sq ft / 138.6 sq m

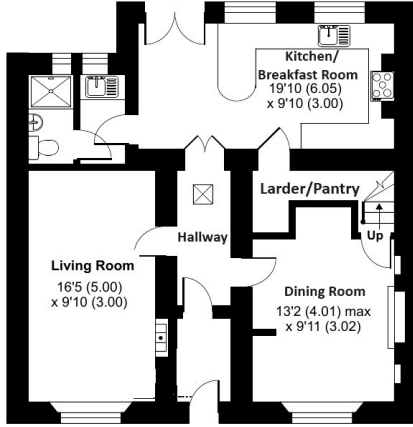
Limited Use Area(s) = 71 sq ft / 6.5 sq m

Total = 1564 sq ft / 145.2 sq m

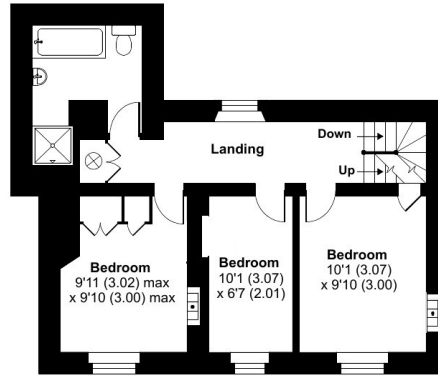
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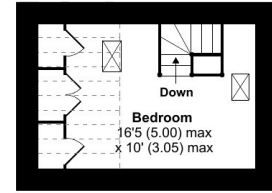
Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntrchem 2024. Produced for Cooper and Tanner. REF: 1168316



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