

Little Hurley,

North Street, Norton St Philip, BA2 7LE

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TANNER



Offers in Excess of £325,000 Freehold

A charming end-of-terrace stone cottage tucked away on a quiet lane in the heart of Norton St Philip, within walking distance of the village centre. Enjoying far-reaching countryside views to the rear, this chain-free home offers generous living space, a south-west facing garden, garage and parking, and exciting potential for modernisation.

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Offers in Excess of £325,000 Freehold

DESCRIPTION

On a quiet lane and just a short stroll from the heart of Norton St Philip, this end-of-terrace stone cottage offers a lovely sense of space, light and potential, with far-reaching views rolling away behind it. The stone façade sets the tone on arrival, with driveway parking to the front, a small open porch and gated side access leading through to the garden.

Step inside and you're welcomed into a practical central hallway, complete with a downstairs WC, storage cupboard, stairs rising to the first floor and useful under-stairs space. To the front of the house sits the kitchen diner, a sociable room with a good range of base and wall units and plenty of space for a generous table and chairs, ideal for everyday living or relaxed entertaining. The real showstopper is the living room to the rear. Running the full width of the house, this is a wonderfully bright and inviting space, anchored by a log burner and framed by sliding doors and a large picture window that draw your eye straight out across the garden and the countryside beyond. It's a room made for slow evenings and long views. Upstairs, there are two comfortable double bedrooms, a smaller single bedroom with built-in storage, and a family bathroom serving the floor.

OUTSIDE

Outside, the south-west facing garden is mainly laid to lawn with a patio area for sunny afternoons, bordered by stone walls on two sides and softened by established planting. From the far end of the terrace, there is access to an allocated parking space and a single garage. The property has been tenanted and would now benefit from a program of modernisation, offering a fantastic opportunity to put your own stamp on a well-located village home. Offered to the market chain free, this is a characterful cottage with views, convenience and plenty of future promise.

ADDITIONAL INFORMATION

All mains services connected. Gas central heating.

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.



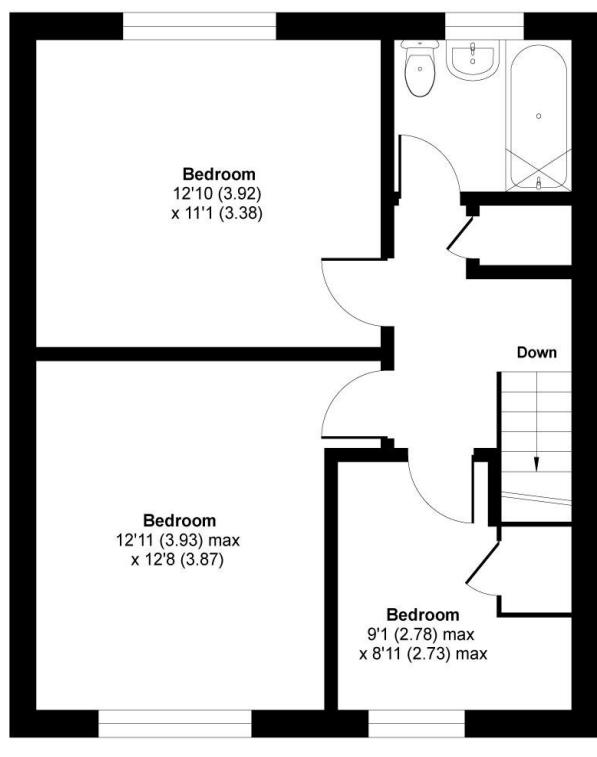
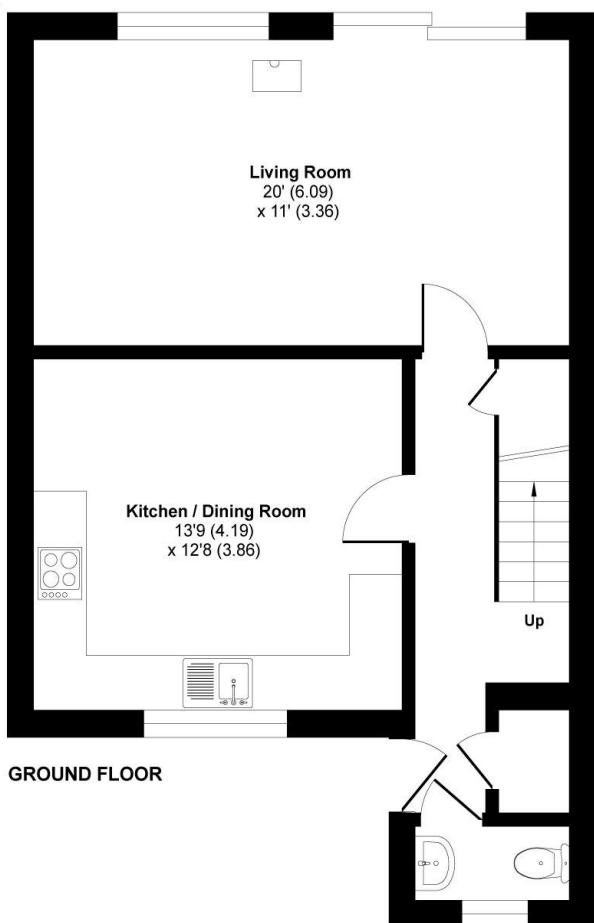




North Street, Norton St. Philip, Bath, BA2

Approximate Area = 1005 sq ft / 93.3 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). © n'checom 2026. Produced for Cooper and Tanner. REF: 1407627



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