

Greenland,

Norton St Philip, BA2 7LQ

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£450,000 Freehold

Nestled in the picturesque village of Norton St. Philip, this charming three-bedroom end-of-terrace cottage offers the perfect blend of historic character and modern comfort. Bursting with potential, the property retains many period features and offers a blank canvas for modernisation.

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DESCRIPTION

Situated in the heart of the historic village of Norton St. Philip, this three-bedroom semi-detached stone cottage presents a unique opportunity for those looking to create their dream home. Original stone walls, exposed beams, and a traditional fireplace offer a glimpse into the cottage's rich history, providing an excellent foundation for a sympathetic renovation.

Greenland has an attractive double-fronted façade and side extension, with stone window surrounds and pitched porch. The front garden is currently laid to lawn but offers potential off-street parking.

The downstairs living area consists of a dual aspect kitchen, a cosy living room with decorative fire surround, another reception room that could suit a multitude of purposes including a downstairs bedroom, office or playroom. To the rear of the home is an impressive extension with vaulted ceiling, double doors out to the garden and large windows, bathing the room in light. There is also a shower room with exposed stone wall.

The first floor has vaulted ceilings with exposed beams and historic fireplace.

Two large bedrooms one benefiting from a large en-suite bathroom.

OUTSIDE

To the rear of the cottage is a sizeable garden that could become a beautiful outdoor space for entertaining, gardening, or simply enjoying the peaceful village setting. The garden also includes an outbuilding and greenhouse and looks out on to a meadow.

ADDITIONAL INFORMATION

Gas and electric 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 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 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.





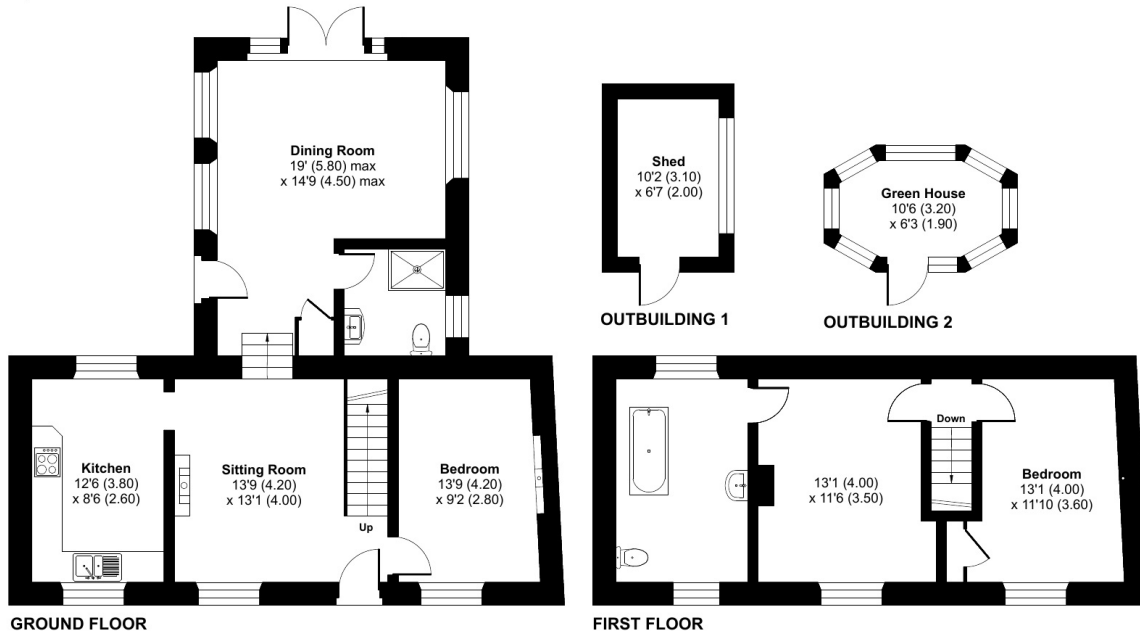
Norton St. Philip, Bath, BA2

Approximate Area = 1155 sq ft / 107.3 sq m

Outbuilding = 125 sq ft / 11.6 sq m

Total = 1280 sq ft / 118.9 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). © nichecom 2024. Produced for Cooper and Tanner. REF: 1168589



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