

# 2 Chapel Row, Norton St Philip, BA2 7LF



**£359,950 Freehold**

This two-bedroom Grade II listed cottage originating to circa 1697 has an abundance of character and the benefit of parking to the rear of the garden.

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 2  2  1 EPC N/R

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## DESCRIPTION

The front door opens into a small hallway perfect for storing coats and boots, this leads on into the lounge which has beautiful exposed beams and a wood burner with Bath stone surround. The dining room is a good size with electric fire; this room leads through to the kitchen which overlooks the rear garden. The kitchen is fitted with a range of wall and base cupboards offering plenty of storage. Beyond the kitchen is a downstairs W.C. The lounge has hidden stairs leading to the first floor.

On the top floor is the second bedroom, open to the eaves and features exposed beams. The family bathroom offers a four-piece suite with bath, separate shower. W.C., and wash hand basin.

## OUTSIDE

Externally, there is generous sized mature rear garden with a variety of mature shrubs and trees which leads to the parking space.

The majority of the garden is lawn and is bordered partly by stone walling and shrubs.

## ADDITIONAL INFORMATION

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

## 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.









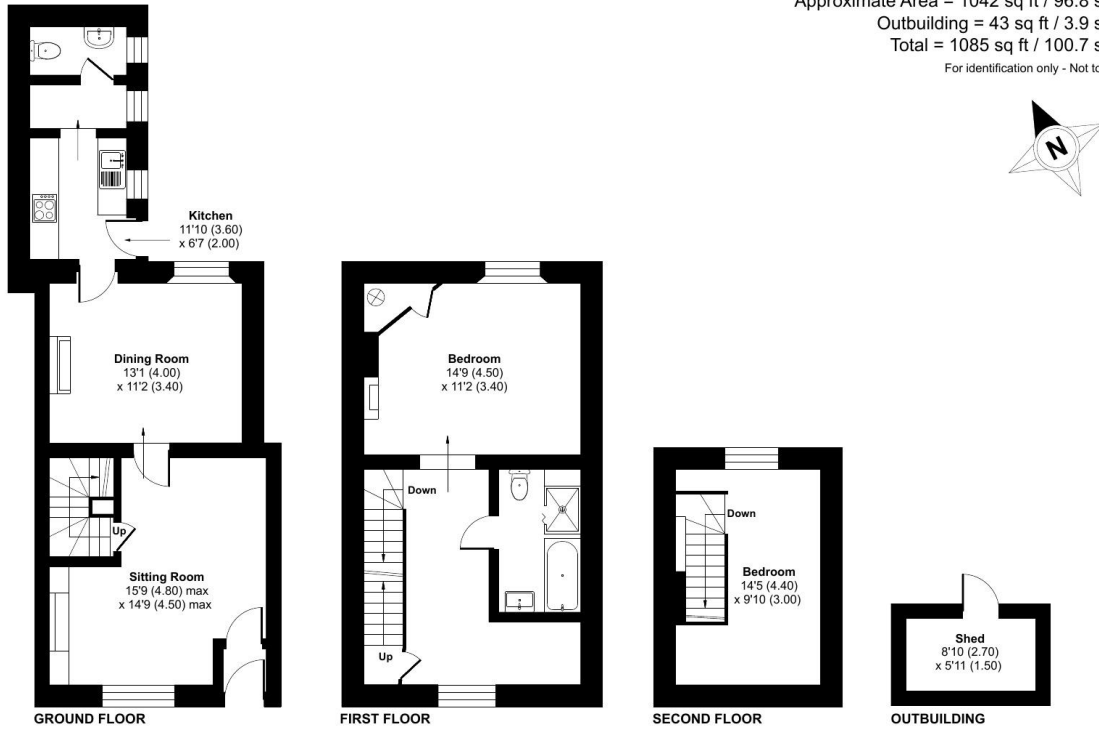
# Chapel Row, Norton St. Philip, Bath, BA2

Approximate Area = 1042 sq ft / 96.8 sq m

Outbuilding = 43 sq ft / 3.9 sq m

Total = 1085 sq ft / 100.7 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). © nichcom 2024. Produced for Cooper and Tanner. REF: 1177173



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