

# Rose Cottage, Norton St Philip, BA2 7LH

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Asking price of £565,000 Freehold

Nestled along a terrace in the picturesque village of Norton St Philip, Rose Cottage is a delightful property which offers three spacious bedrooms, a cellar, a recently extended kitchen/diner and stunning views over the idyllic cricket pitch. Blending historic charm and village life within a short commute of Bath, this is a rare find in a sought-after location and early viewings are recommended.

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## DESCRIPTION

Nestled mid-terrace in the picturesque village of Norton St Philip, with a particularly handsome façade, Rose Cottage is an ideal blend of modern living and historic charm.

You enter through an impressive arched door, with bath stone dressing, into a welcoming hallway. From here you can access the light and bright sitting room, with bay front window and feature fireplace. The current owners have extended to the rear, creating a new kitchen-dining space, with snug area complete with cosy wood burner and distinctive quarry tiling. The kitchen has a range of base and wall units in a shaker style, quartz worktops, integrated appliances, wine fridge, a quintessential range cooker and storage laden island. A dining space lies beyond, drenched in natural light from the 2 overhead skylights and with views over the garden from the bifold doors. A fantastic space for entertaining or relaxing with family and friends. There is also a WC and versatile cellar.

Upstairs there are three good sized bedrooms, two doubles and a single. The bedroom to the rear benefits from built-in storage and the smaller single room has an arched fire surround. There is also a modern family bathroom, with three piece suite.

## OUTSIDE

The garden can be accessed either through the bi-fold doors in the kitchen, or from the entrance hall. It is a generous size, with patio area for al fresco dining and entertaining. There is a garden shed

and planting beds beyond, before opening up to a large, level, lawn area from which you can enjoy scenic views over the cricket pitch from your private, walled garden. This tranquil outdoor space is perfect for family gatherings, gardening, or simply relaxing in a beautiful setting.

## ADDITIONAL INFORMATION

Mains gas central heating. All mains services are 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.

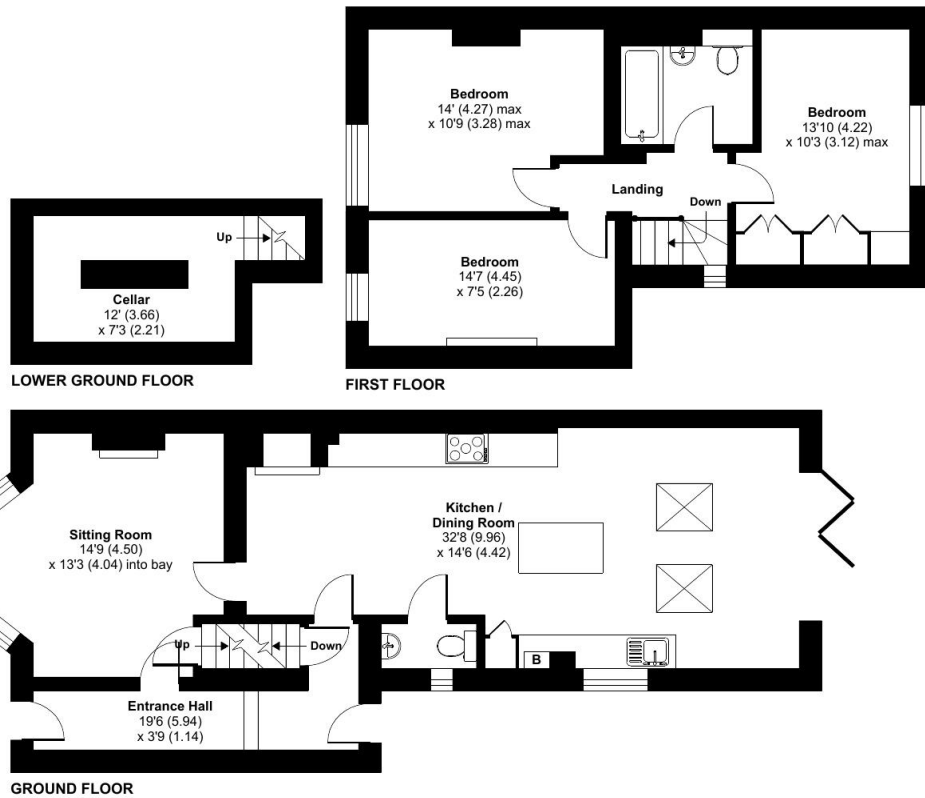




# Rose Cottage, High Street, Norton St. Philip, Bath, BA2

Approximate Area = 1375 sq ft / 127.7 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). © nlichecom 2024. Produced for Cooper and Tanner. REF: 1206509



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