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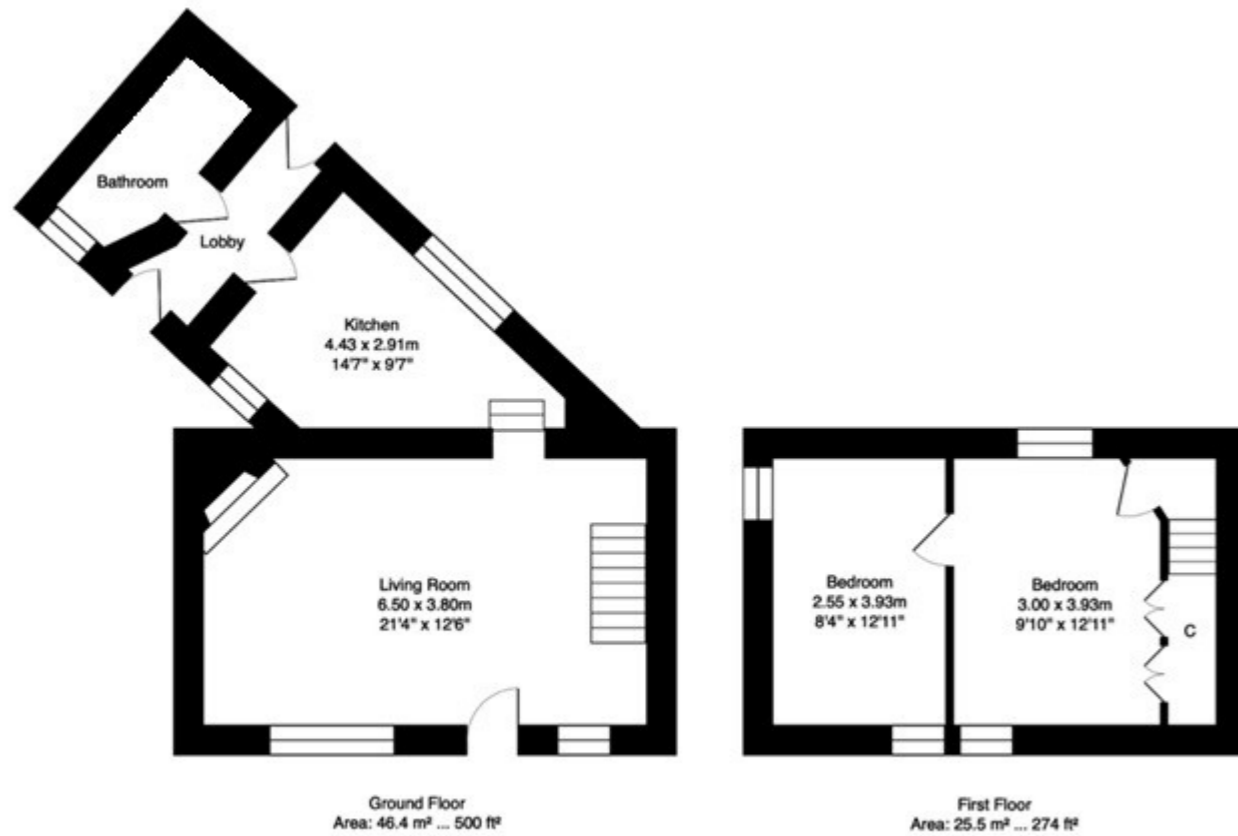
Bath & Bradford on Avon

Residential Sales



Bell Hill, Norton Saint Philip





Corner Cottage  
Bell Hill  
Norton St Philip  
Bath  
BA2 7LT

An exciting opportunity to own this individual, quintessential 2 bedroom cottage, located in a highly regarded village, presented in immaculate condition and offered with no onward chain.

Tenure: Freehold

**£400,000**



## Situation

Corner Cottage is located in the spectacular sought after Somerset village of Norton St Philip. The village benefits from a primary school, St Philip and St James Church of England church, 2 pubs, The Fleur de Lys and The George, claimed to be one of the oldest taverns in the country and a Co-Op convenience store. The village also enjoys a cricket pitch with popular team, which adds to the excellent community feel.

The village is also well positioned for access to surrounding towns, which include Bradford on Avon (approx. 6 miles) and Frome (approx. 7 miles). Amenities including retail outlets, pubs and restaurants, cinema and sporting facilities can be found within these towns along with rail links.

The World Heritage City of Bath (approx. 7 miles) provides a complete range of retail outlets together with many other amenities to include The Theatre Royal, a number of fine restaurants and excellent sporting facilities. There is also a mainline railway station providing direct access to London Paddington, Bristol and south Wales.

The M4 motorway junction 18 is approximately 17 miles and junction 17 is approximately 20 miles. Access to the M3 via the A303 is also easily reached.

## Description

Corner Cottage is a picturesque period cottage located in the heart of Norton St Philip. Believed to have been built over 400 years ago, the home boasts a fine balance between old and new, having been recently renovated throughout to the highest standard.

The ground floor briefly comprises; A modern shower room sits off the entrance hall leading to a well-equipped, dual aspect kitchen. Finished with integrated appliances and quartz worktops, and introducing plenty of light and character, with exposed beams in the vaulted ceiling and stone steps leading towards the reception room. The formal reception room boasts a wonderful feature fireplace with wood burner, exposed oak flooring, stone mullion windows, and ample space for both dining table and living arrangements.

The first floor contains a fantastic double bedroom with integrated storage, leading through to another dual aspect double bedroom.

Externally, the home is accompanied by a driveway for 2 cars, a beautiful front garden and a full enclosed, private rear garden.

## Accommodation

### Living/ dining room

With dual aspect, feature fireplace, hardwood parquet flooring, two gas radiators, feature stone mullion surround windows, corner space for dining table and bench, stairs leading to first floor with under stairs storage.

### Kitchen

with floor mounted units, quartz worktops, integrated storage and plumbing for white goods, induction hob and cooker, stone steps and stone surround doorway leading to living room, and steps down to bathroom.

### Principle bedroom

With feature fireplace, exposed beams, space for a double bed, built in storage, access to loft hatch, and radiator, leading directly through to bedroom 2.

### Bedroom 2

with dual aspect, stone mullion surround windows, radiator, space for two single beds or one double bed, and characterful exposed beams.

### Bathroom

with exposed beams, walk in double width shower, basin and WC, radiator and further storage

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## General Information

Services: We are advised that all mains services are connected.

Heating: Gas fired central heating

Local Authority: Mendip Council

Council Tax Band: Band C

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