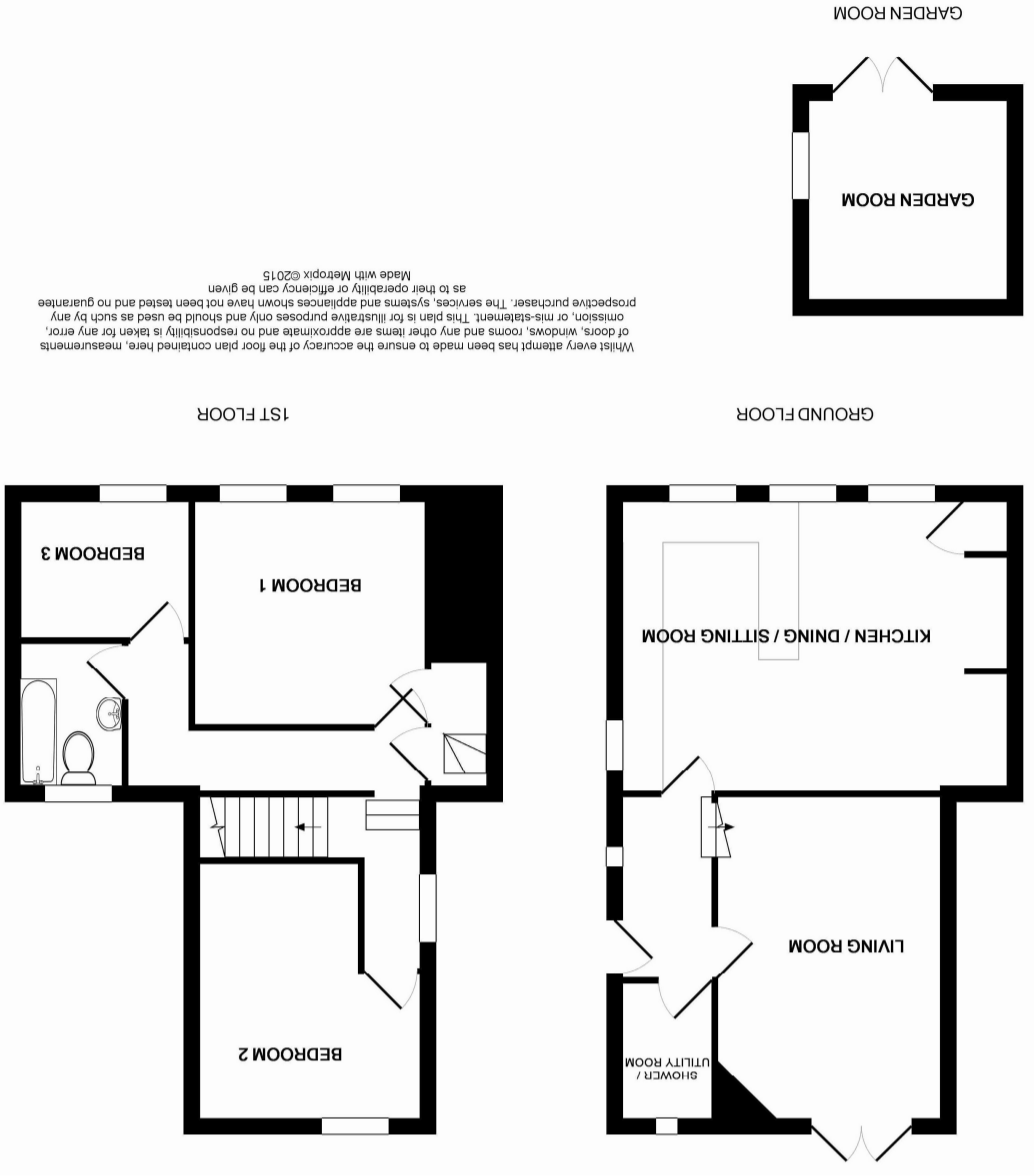




To Contact  
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**IMPORTANT NOTICE:** These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.



Greystone Cottage, North Street, Norton St. Philip BA2 7LE  
**£460,000**

**COOPER & TANNER**  
 THE ART OF AGENCY

### Accommodation

This Grade II listed cottage, believed to pre-date the famous Pitchfork Rebellion in 1685, is in a quiet side road location in the beautiful village of Norton St Philip. The cottage has everything you would expect, with original fireplaces, large beams, thick walls, and a fully enclosed walled garden facing south west.

An ancient oak door leads from the street down the side of the cottage giving access to the garden and main door. The entrance hall has beautiful slate flooring and leads to the kitchen/dining room. This large room is really a sitting room in itself having a huge fireplace and plenty of space for a sofa as well as a dining table and a high class kitchen with built-in appliances. The hall also leads to a cosy sitting room with another huge fireplace and French doors to the garden, and a ground floor shower room/WC/utility room.

The first floor features three large bedrooms (beams, stone mullioned windows etc) and bathroom. There are stairs (thought to be original) leading to the second floor which is currently used as a storage space, but has potential to be converted into an amazing master bedroom area (subject to necessary building regulations and planning permission).

### Outside

The walled rear garden is a real feature of this home and enjoys an excellent degree of privacy. The garden has a paved patio seating area, a pretty lawn and interesting mature borders, packed full of attractive shrubs and trees. There is also a detached garden room with potential for future conversion (subject to necessary planning permission).

### 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 classic pub garden overlooking the cricket ground. 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.

### Services

Mains water, electricity and BT are all connected.

### Tenure

Freehold.

### Council Tax Band

Band 'E'

### EPC Rating

Rating E.

### Directions

Leave Frome on the A36 heading towards Bath and after passing the Red Lion public house in Woolverton, turn left towards Norton St Philip. On reaching the village, turn left at the crossroads onto Bell Hill and then right onto North Street. The property will be found on the left hand side.

### Viewing

Strictly through Cooper & Tanner on 01373 455060.

**BLL 11<sup>th</sup> May 2015**

