



VANITY PARK, NORTON ST PHILIP, BA2 7LE

Winkworth

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VANITY PARK

NORTON ST PHILIP, BA2 7LE

A SUBSTANTIAL 4/5 BED GRADE II LISTED STONE FRONTED PROPERTY, STEEPED IN HISTORY AND RETAINING MANY PERIOD FEATURES, WITH A SOUTH WESTERLY FACING GARDEN.

THE PROPERTY:

Externally the front of the building has a cruck-frame, a medieval architectural feature which the house shares with the George public house (also the setting for a scene in Albert Finney's film Tom Jones). The older part of the house dates back to pre 1450.

At the rear of the house is a later Georgian addition which served as a malt house to the Brewery House next door. This was completely renovated in the 1970s, the centrepiece of which is the top floor loft room / potential master bedroom suite.

The name of the house originates from the late Victorian era. Two sisters lived in the house at the time and were deemed to prefer the pastime of tending to the garden, rather than attending church on Sundays, hence the name Vanity Park.

Internally the ground floor provides three principal reception rooms including a spacious dining room which opens onto a light-filled kitchen, giving access to a small, inner private courtyard. The sitting room is immensely charming with a sash window and window seat, built-in book casing, attractive exposed ceiling and a Morso solid fuel burner. Intriguingly, a door leads to the secondary staircase to the first floor. Across the hallway is a smaller reception room, ideal as a study, with a period fireplace and further shelving. There is also a large cloakroom and a further room which could usefully serve as a boot room.

With four bedrooms and a 25' x 15' top floor loft room/potential master bedroom suite (reached by way of a spiral staircase from the bedroom below), there is flexibility to the accommodation on the two upper floors. The splendid high beamed ceiling in the master bedroom is one of a number of breathtaking and carefully preserved elements.



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AT A GLANCE...

- 2766 Sq Feet/ 257 Sq Metres
- Period stone fronted property
- Substantial accommodation
- Large Kitchen / breakfast room
- Sitting room with log burner
- Ground floor study
- Downstairs cloakroom
- Feature master bedroom
- Three further bedrooms
- Loft room with Master bedroom potential
- Further large attic space
- Rear courtyard
- Large south westerly facing garden
- Potential for off road parking
- No onward chain

UTILITIES

- Mains: Water, Electricity, Gas and Drainage.
- Council Tax Band: F
- Mendip District Council

GARDENS AND GROUNDS:

The property enjoys a tucked away position on North Street (off the main high street) and the south west facing garden, whilst separated from the house by the lane, adds additional merit, creating an overall house and garden balance to the property. It is set just a few paces directly opposite the house on North Street and is delightful, with excellent views from an elevated position and access by way of a gate in the railings. There is the perceived potential to create off street parking.

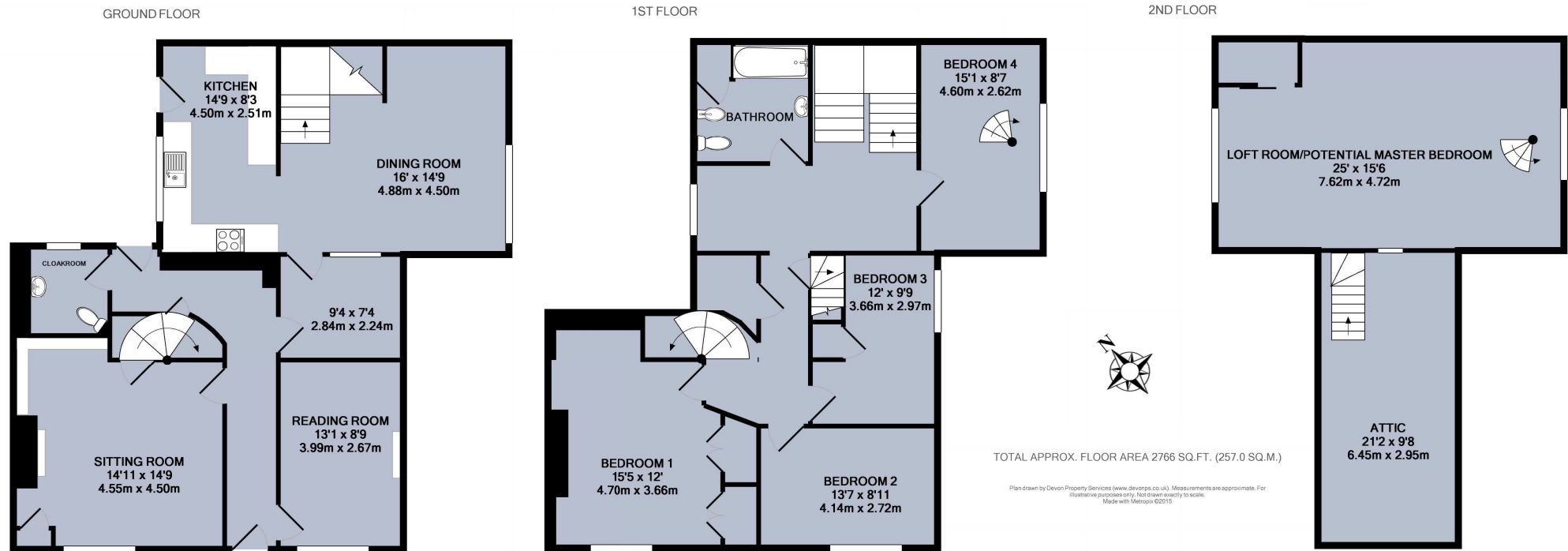
SITUATION:

Norton St. Philip is a delightful and picturesque village, only a few miles to the south of Bath with a number of listed historic buildings including two pubs, one being the George Inn, reputedly one of the oldest pubs in the country where Judge Jefferies once had his seat, and with its strong connection to the Monmouth Rebellion. The village enjoys a local infant school and a garage, whilst Woody's Farm Shop is nearby. There are also excellent road links to Bristol and Bath.

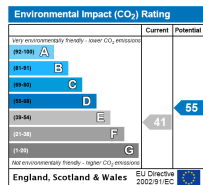
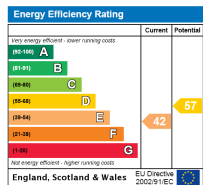
DIRECTIONS

In the centre of the village, with the George Inn public house in front of you, turn right down Bell Hill and North Street is the first right hand turn off Bell Street. The property is a few doors down on the right hand side.





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