

NORTON HOUSE

NORTON ST. PHILLIP • SOMERSET • BA2







NORTON HOUSE

***A Grade II listed Georgian family house in a
village close to Bath***

Reception Hall • Drawing Room • Dining Room
Family Room • Study • Kitchen/Breakfast Room
Utility Room • Pantry • Cellar • Garden Store

Master Bedroom Suite • Guest Bedroom Suite
3 Further Bedrooms • Family Bathroom

Parking for Several Cars • Triple Garage
Gymnasium/Office

3 Loose Box Stables • Tennis Court
Further Outbuildings • Ponds

In all about 5.2 acres

Bath 7 miles
M4 (Junction 18) 17 miles
Bath Spa to London Paddington from 90 minutes
(All time and distances are approximate)

Situation

Norton House is short drive from the INESCO World Heritage City of Bath, which has much to offer with its wide range of restaurants, shops, cultural activities and tourist attractions including the Roman Baths, The Royal Crescent, Prior Park Gardens and the Royal Victoria Park.



Schools: Bath schools include Prior Park, Monkton, King Edwards and The Royal High. Other schools nearby include Downside, All Hallows Prep, Wells Cathedral, Bruton, Stonar and Millfield. Bath also has two universities. There is a daily bus service to Prior Park from the end of the drive at Norton House.



Shopping: Bath has a wide selection of both independent boutiques and high street shops.



Entertainment: Bath offers a variety of entertainment including the Theatre Royal, Komedia, The Little Theatre. Also close by is Babington House (private membership required).



Dining: In addition to those found in Bath and Babington House, there are some fine restaurants in the local vicinity including The Grange, Whatley (11 miles), the new Archangel in Frome (10 miles) and the acclaimed Chapel in Bruton (20 miles).



Galleries: Bath galleries and museums including the Victoria Art gallery, the Roman Baths, the Fashion Museum (located in the Assembly Rooms), the Holbourne Museum, the American Museum, the Herschel Museum amongst many others.



Golf and Horse Racing: There is golf at Bath Golf Club (7 miles), The Player's - Codrington, The Manor House at Castle Combe as well as Orchardleigh and The Mendip or if you prefer horse racing there are tracks at Bath, Newbury, Cheltenham, Wincanton and Salisbury.



Train: Westbury is about 9 miles away with a main line train station to London taking about 76 minutes. Bath Spa station is about 7 miles with trains to London Paddington from 90 minutes.





The House

Norton House forms one of the primary residences in a picturesque and much sought-after Bath village. Norton St. Philip boasts two historic pubs, a highly regarded primary school and a locally run farm shop.

Approached through stone pillars down a private drive, this early 19th century Georgian period property is Grade II listed and has been cleverly and extensively refurbished and renovated in recent years to create a lovely, elegant family home over two floors. The house has retained many original period features including open fireplaces, flagstone floors, oak and elm floorboards, high ceilings, fan lights, wide sash windows and wooden shutters.

The entrance hall leads to all the main reception rooms including the family room, a dining room, a kitchen/breakfast room, a study and a light and airy drawing room which has french doors leading into the garden. The master suite which has wonderful views, guest suite, three further bedrooms and the family bathroom are on the second floor. The house has under-floor heating in all 3 bathrooms and the cellar is a good size, ideal for storing wine.

Gardens and grounds

The house is surrounded by attractive gardens and mature trees. There is a large pond to the front of the property. Within the walled garden is a productive kitchen garden with a variety of fruit trees and a wooden framed greenhouse. There is also a newly refurbished all-weather tennis court. There is parking for several cars on the driveway.

Outbuildings

The outbuildings include a triple garage, barn, gymnasium and stables with 3 loose boxes.

Services

We are advised that mains electricity, water and drainage are all connected. There is gas fired central heating and a gas fired Aga.



Directions (BA2 7LW)

From Bath take the A36 heading south east toward Warminster. Continue past the Dundas Viaduct up the hill past the left turn to Freshford. Take the 3rd right turning toward Hinton Charterhouse. At the end of the road turn left and continue through Hinton Charterhouse on the B3110 to arrive in Norton St Philip. On entering the village with houses on your right, take the first driveway left which is the entrance to Norton House.

Tenure

Freehold

Local Authority

Mendip District Council - 01749 648999

<http://www.mendip.gov.uk/>

Council Tax

Band H.

Viewings

Viewing by prior appointment with the agent.



Approximate Gross Internal Floor Area

394.17 sq.m./4,243 sq.ft.

Outbuildings Approximate Gross Internal Floor Area

112.5 sq.m./1,211 sq.ft.

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



