



ASPIRE

— TO MOVE —



Wellow Lane, Norton St. Philip, Bath

The friendly village of Norton St. Philip is located approximately 7 miles south of the City of Bath, with the villages of Freshford, Wellow and Hinton Charterhouse not far away. The village includes, three Churches, a village Green, a preschool and pre-prep, village hall, and two excellent pubs ('The George Inn' which was voted pub of the year recently, and 'The Fleur de Lys'). The George Inn particular having a deep history dating back to the 14th Century. The village also benefits from a coop and a farm shop, Flourish on the edge of the village

The local countryside is intersected by footpaths and bridleways which are great for walks and discovering local wildlife. Access to London is via the A36 and A303, or by train from Westbury (from 80 minutes) or Bath Spa station (from 85 minutes). There is also good, regular bus service between Bath and Frome

£1,450 PCM

Wellow Lane, Norton St. Philip, Bath

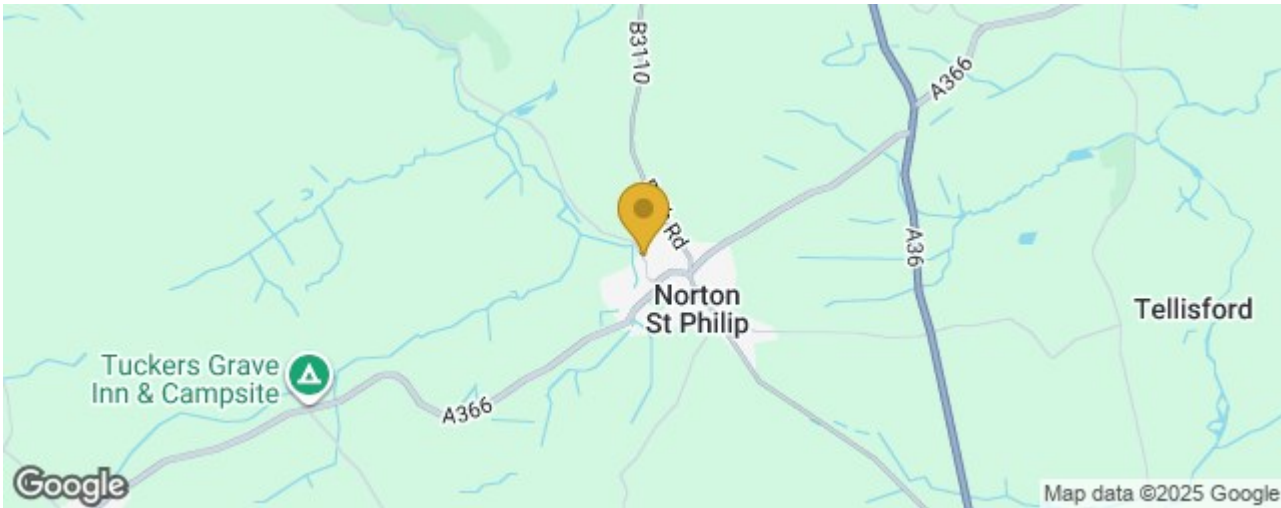
- One bedroom, detached stone cottage
- Sitting room with wood burner
- Village location
- Furnished
- Available October 2025
- Holding deposit - £334.00
- Council tax band - C (MENDIP) - £2,101.31
- Secondary glazing
- Beautiful views
- Gardener included

Aspire presents this charming old stone detached cottage on the edge of historic Norton St Philip, with garden and views, located down a quiet country lane, just 8 miles from the centre of Georgian Bath.

As your walk up to the property, you are greeted with a covered log store porch to the front door which opens onto a sitting room with wooden floors and a Bath stone fireplace with multi-fuel burner. The sitting room has a window with original shutters, discreet secondary glazing and a window seat and offers country views. To the right of the fireplace is a rounded wall which was the original bread oven accessed from the kitchen and now has a useful cupboard underneath. The kitchen is a simple shaker style kitchen with pale cream units and Welsh slate work surfaces, a butler's sink and built-in dishwasher, washing machine and fridge, gas hob and electric oven. It is a light room with a double-glazed floor to ceiling French windows leading out to the garden and patio area, which has a lovely view of hills and fields.

An original old ledge and brace door leads down to the cellar which has an insulated ceiling and concrete floor as well as a window, electricity and the water tank, the cellar does have restricted head height which is important to mention but is fantastic for additional storage. Another original door opens on to the stairs leading up to the landing which has bookcases and a window with views over an orchard and across fields. The bedroom has a beautiful view over the garden and fields and has fitted floor to ceiling wardrobes and original stone fireplace.. All the windows upstairs are double glazed. The bathroom has a bath with shower over it, toilet and sink.

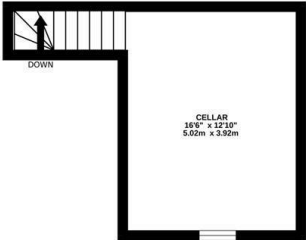
Outside, the garden surrounds the front of the property which is south facing, flourishing with roses, foxgloves, and other greenery. The landlord has included a gardener to help with maintenance of the garden. The cottage features a convenient bin store cupboard located along the road.



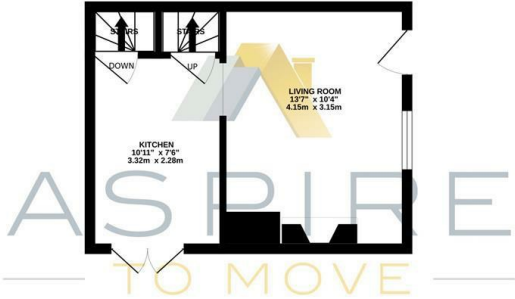


Floor Plan

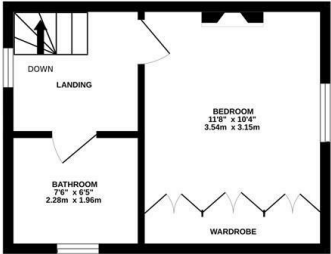
BASEMENT
146 sq.ft. (13.6 sq.m.) approx.



GROUND FLOOR
231 sq.ft. (21.4 sq.m.) approx.



2ND FLOOR
240 sq.ft. (22.3 sq.m.) approx.



SPRINGFIELD, NORTON ST. PHILIP, BA2

TOTAL FLOOR AREA : 617 sq.ft. (57.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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