



**Connells**

Norton House Hilperton Road  
Trowbridge



# Norton House Hilperton Road Trowbridge BA14 7JB

for sale  
£800,000



## Property Description

Positioned in an established residential area comprising many similar properties, is this Grade II Listed Semi Detached Period Property. Arranged over four floors and boasting a wealth of charm & character a viewing is highly advised to appreciate & secure....

The property sits in ample gardens and benefits from a detached coach house in the rear garden. Planning has been approved to convert & extend the coach house PL/2023/03127 as well as build an additional bungalow to rear land W/04/00558/FUL - footings done in 2004 [see agents note for planning references]

Trowbridge once was a prosperous mill town and many of the woollen mills still remain, although now converted and many of the properties along Hilperton Road were constructed to house the wealthy mill owners, their families & staff. In the grounds of this property there is a coach house where originally the owners' coach & horse would have been kept.

## Entrance

Door to side aspect opening to Entrance Hall. Stairs down to lower ground floor. Stairs up to first floor. Built in cupboard. Doors to Reception Rooms.

## Lower Ground Level

Stairs down from Entrance Hall. Door opens to Kitchen.

## Kitchen

18' x 13' ( 5.49m x 3.96m )

Window to side aspect. Comprising wall and base units with work surface over. Inset sink and drainer unit. Space for appliance. Built in eye level oven. Inset hob with cookerhood over. Original range. Large dresser. Space for table and chairs. Doors to Utility & Storage Areas.

## Store Room

14' x 3' 9" ( 4.27m x 1.14m )

## Cellar

14' x 13' 9" ( 4.27m x 4.19m )

Door from Kitchen & further door loops round to Utility Area.

## Rear Passageway

14' x 5' ( 4.27m x 1.52m )

Area for appliances. Doors to Utility Room. Door back to Store Room.

## Utility Room

Door to side leads out to garden. Window to side. Work surface with inset sink. Space for appliances.

## Ground Floor

### Reception Room One

18' 6" x 14' ( 5.64m x 4.27m )

Two windows to front aspect with further window to side. Picture rail. Decorative coving. High ceiling. Fire place with alcoves to sides.

## Reception Room Two

15' x 12' ( 4.57m x 3.66m )

Window to rear, overlooking garden. Picture rail. Decorative coving.

## Cloakroom

Window to side. Suite comprising low level wc & wash hand basin. Hand rail.

## First Floor Landing

Stairs from Entrance Hall with wooden balustrades & banisters. Window to side aspect. Storage cupboard. Doors to Bedrooms One, Two & Three and Family Bathroom.

## Bedroom One

14' 3" x 12' 6" ( 4.34m x 3.81m )

Window to rear aspect, overlooking garden.

## Bedroom Two

14' x 11' ( 4.27m x 3.35m )

Window to front aspect.

## Bedroom Three

14' x 7' 3" ( 4.27m x 2.21m )

Window to front aspect. Airing cupboard.

## Second Floor Landing

Stairs up from First Floor Landing. Open access to main Attic Room, Study & Under Eaves Storage Area.

## Attic Room

21' x 17' ( 6.40m x 5.18m )

Window to side aspect. Could be utilised as a home office or bedroom. Access to:

## Study

10' 2" max x 7' 2" max ( 3.10m max x 2.18m max )

Window to rear. Currently being used as a study.

## Eaved Storage

## Coach House

Detached coach house with planning granted to convert to a detached bungalow.

## Gardens

Ample gardens to the front, side & rear. With hardstanding providing parking. Well stocked with mature shrubs & plants and areas laid to lawn. Feature walls to front & side boundary. Further building plot with planning granted to build a bungalow – please see below for planning permissions references.

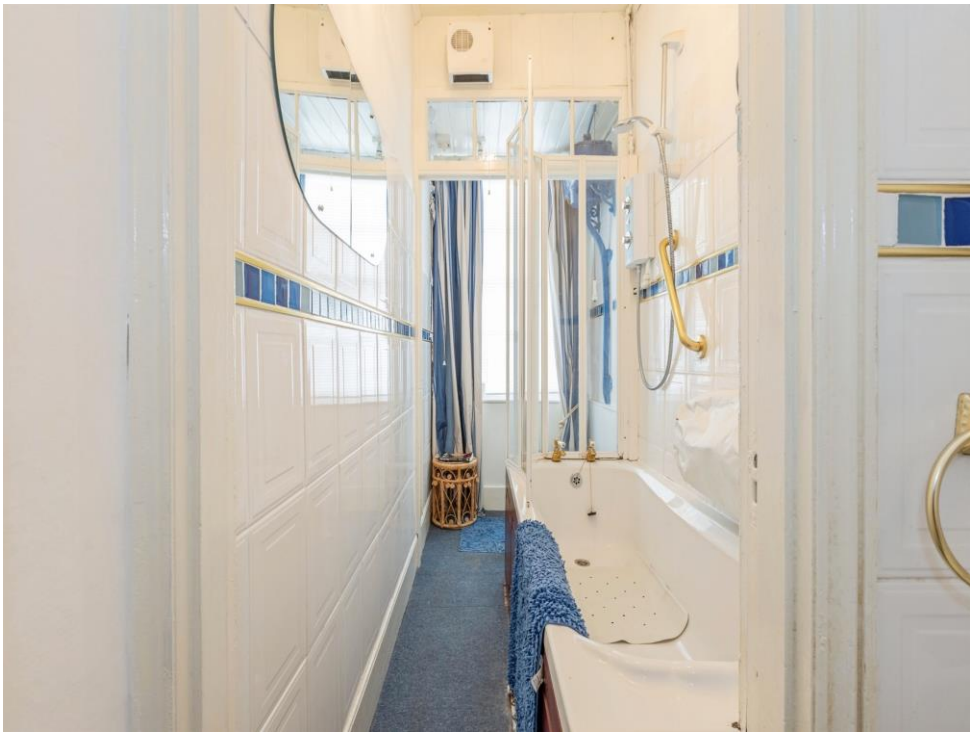
## Agents Note

PL/2023/03127

W/04/00558/FUL



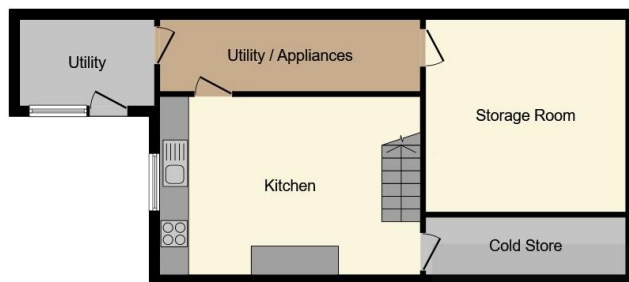












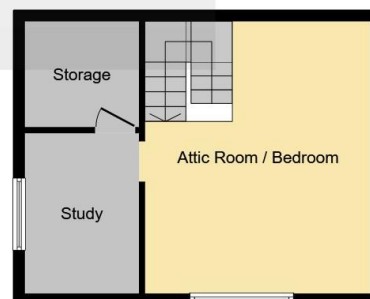
**Lower Ground Floor**



**Ground Floor**



**First Floor**



**Second Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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TROWBRIDGE BA14 8HA

**EPC Rating: Exempt**

Tenure: Freehold

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