



Wrights
01225 755553

Church View, Bath Road, Norton St. Philip, Bath, BA2 7LP

£899,950

Set in the picturesque and historic village of Norton St Philip, this deceptively spacious four bedroom detached home presents a rare opportunity to acquire a property brimming with potential in one of Somerset's most sought-after rural locations.

At first glance, the property appears as a traditional bungalow, but step inside and you'll discover a cleverly designed layout spread across three versatile levels. The accommodation offers an abundance of living space, thoughtfully arranged to make the most of its elevated position - culminating in breathtaking views of the surrounding countryside to the rear.

Outside, the property boasts a beautifully landscaped and generously sized rear garden that perfectly complements the internal space. Backing onto open fields, the garden provides a tranquil and private setting ideal for relaxing or entertaining, with uninterrupted views of rolling Somerset hills enhancing its appeal.

Sold with the benefit of no onward chain.



Four double bedroom detached property

Sought after village location

Large rear garden with countryside views

Detached double garage

Driveway parking for several vehicles

Three reception rooms
Two spacious bathrooms
Utility room
Gas central heating
No onward chain



Situation

Norton St Philip is a picturesque and historic village nestled in the rolling Somerset countryside, offering a tranquil yet well-connected rural lifestyle. Renowned for its charming period properties and postcard-worthy setting, the village boasts a strong sense of community along with everyday essentials including a well-regarded primary school, village shop, and two traditional pubs - one of which is The George Inn, said to be one of the oldest inns in England.

Ideally positioned for commuters and families alike, Norton St Philip lies approximately 7 miles south of the World Heritage City of Bath, offering a wealth of cultural attractions, boutique shopping, and excellent dining. The market town of Frome is just 5 miles to the southeast, known for its vibrant arts scene and independent spirit, while Bradford-on-Avon is also within easy reach. Transport links are excellent, with regular bus services to Bath and Frome.

Bath Spa railway station provides frequent direct services to Bristol, London Paddington (from around 75 minutes), and beyond. The A36 and A361 offer convenient road access to surrounding areas, and the M4 motorway is reachable in under 30 minutes by car.

Accommodation overview

You enter the property on a mezzanine ground floor level, where a welcoming entrance porch opens into a spacious hallway that overlooks the large lounge below. This level also includes a cloakroom, utility room, and a separate study - ideal for home working or a fifth bedroom if desired.

Stairs lead down to the lower ground floor, where you'll find an exceptionally spacious lounge with doors opening directly onto the rear garden, creating a wonderful indoor-outdoor connection. This level also offers a separate dining room and a well-sized kitchen/breakfast room, making it perfect for entertaining and family life.

On the first floor, four double bedrooms provide ample accommodation, all enjoying elevated views over the rolling Somerset countryside. The master bedroom boasts a large en-suite bathroom complete with both a bath and a walk-in shower, and there is also a well-proportioned family bathroom. While the interior would benefit from modernisation, the property offers an excellent canvas for creating a dream home.

The property comprises

Upper Ground Floor

Entrance Porch

With wooden front door, wood flooring and obscured windows to the front.

Entrance Hall

With wood flooring, radiator, PVCu double glazed window to the front and stairs leading down to the lower ground floor and up to the first floor.

Cloakroom

With suite comprising low level W.C and hand basin with vanity unit, radiator and obscured PVCu double glazed window to the front.

Utility room

With radiator, base unit with worktop over, sink/drainage unit, space for washing machine, Vaillant gas boiler, PVCu double glazed window to the side and obscured PVCu door to the side.

Study 11' 5" x 10' 5" (3.47m x 3.17m)

With radiator and PVCu double glazed windows to the front and side.

Lower Ground Floor

Lounge 24' 1" x 26' 3" (7.33m x 8.01m)

With three radiators, gas fire with surround, PVCu double glazed window to the rear and bi-fold door opening onto the rear garden.

Dining Room 12' 0" x 12' 3" (3.65m x 3.73m)

With radiator and PVCu french doors opening onto the rear garden.

Kitchen/Breakfast Room 12' 2" x 17' 3" (3.71m x 5.27m)

With a range of eye level and base units, worktops with tiled splash backs, one and a half bowl sink/drain unit, integrated eye level double oven, gas hob with extractor hood over, space for fridge and dish washer, radiator and PVCu double glazed windows to the side and rear.

First Floor

Landing

With two radiators and large linen cupboard.

Bedroom 1 13' 3" x 10' 5" (4.03m x 3.18m) *plus wardrobes*

With built in wardrobes, radiator and PVCu double glazed window offering views to the rear.

En-suite

With four piece suite comprising bath, large walk in shower, low level W.C and pedestal hand basin, heated towel rail and obscured PVCu double glazed window to the side.

Bedroom 2 10' 2" x 12' 6" (3.09m x 3.80m)

With built in wardrobe and dressing table, pedestal hand basin, radiator and PVCu double glazed window to the rear.

Bedroom 3 12' 6" x 12' 4" (3.81m x 3.76m)

With built in wardrobe and dressing table, pedestal hand basin, radiator and PVCu double glazed window to the rear.

Bedroom 4 11' 4" x 10' 4" (3.46m x 3.14m)

With built in wardrobe and dressing table, radiator and PVCu double glazed window to the rear.

Bathroom

With four piece suite comprising bath, quadrant shower enclosure with electric shower, low level W.C and pedestal hand basin, heated towel rail and two obscured PVCu double glazed windows to the side.

To the front

To the front, a large driveway provides ample off-road parking and leads to a detached double garage, complemented by three useful brick-built storage sheds. A gate provides access to the rear garden.

Rear Garden

This beautifully landscaped rear garden offers an exceptional setting for both relaxation and entertaining, boasting sweeping views across rolling countryside. Immaculately maintained, the garden features a generous lawn framed by vibrant flower beds, ornamental shrubs, and well established trees.

A spacious paved terrace runs along the rear of the property, bordered by an elegant wrought-iron balustrade adorned with blooming climbing plants - perfect for alfresco dining or enjoying the tranquil surroundings. The garden gently slopes away to reveal uninterrupted panoramic views of the surrounding farmland and hills, adding to the property's rural charm.

With manicured hedging for privacy, bursts of seasonal colour, and thoughtfully designed landscaping, this outdoor space truly enhances the lifestyle appeal of the home. A rare opportunity to enjoy countryside living with a garden that balances structure, serenity, and beauty.

Tenure

The property is sold as freehold.

Council tax

The property is currently in council tax band E.

Services

Mains gas, electricity, water and drainage are connected. The property is heated by a gas fired central heating boiler to radiators. Please note that the Agent has not tested any appliances.

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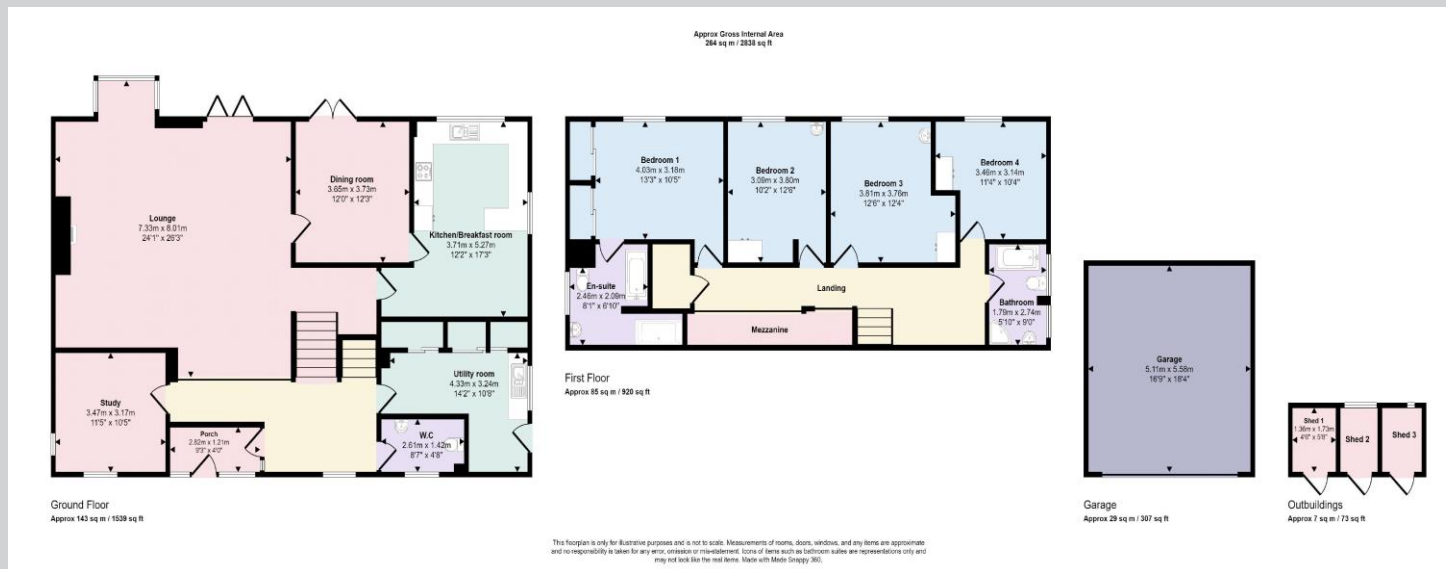
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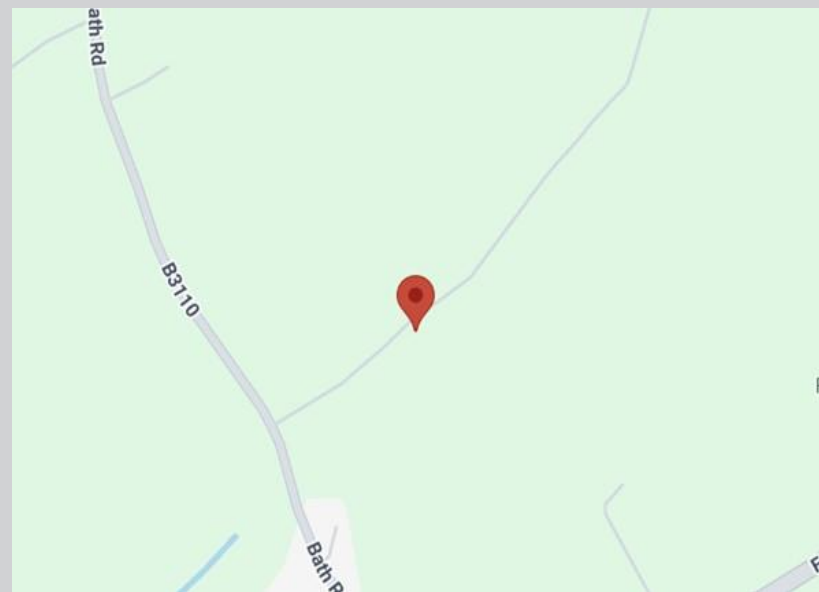
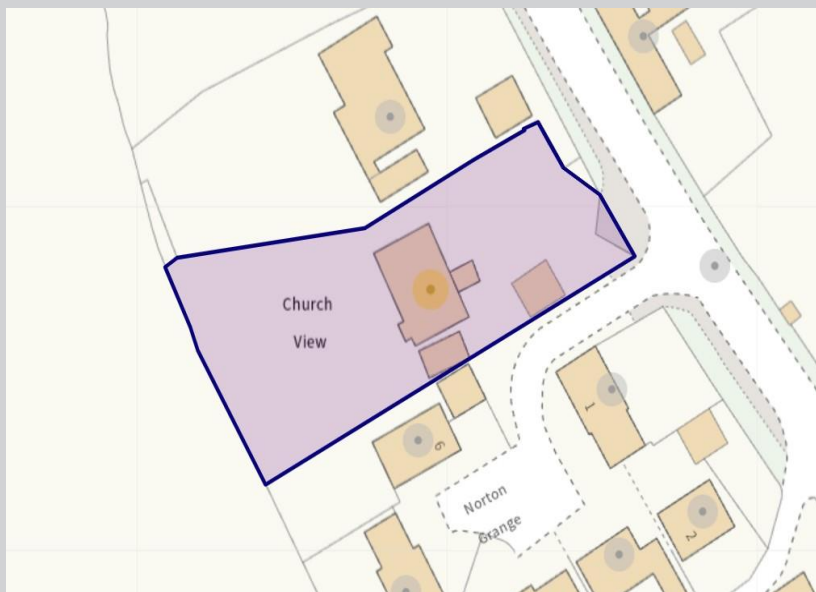


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Disclaimer

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