



hunter
french

The Gables, Norton St Philip BA2 7LG

This two/three bedroom property is bursting with character and charm and has a lovely enclosed walled garden.

The wonderful original door opens into a hallway which leads into a dining room and through to the kitchen which overlooks the garden.

The kitchen is fitted with wall and base cupboards, an electric oven, gas hob and a tiled floor. Across the hall is a wonderful large living room with dual aspect windows, window seats, and an inglenook fireplace with a feature bread oven. A passageway leads through to a shower room with W/C.

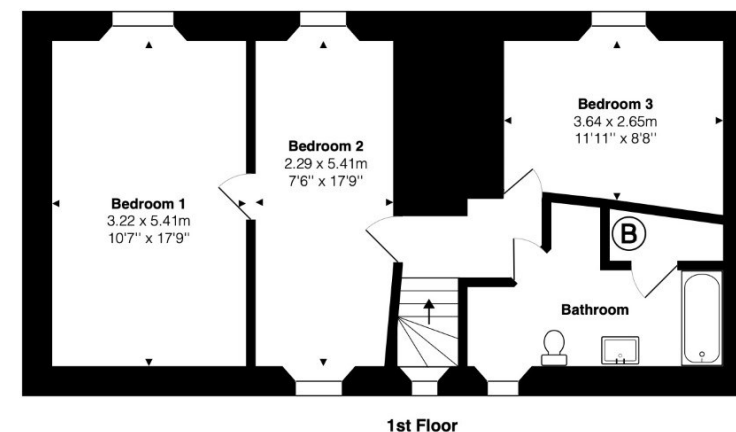
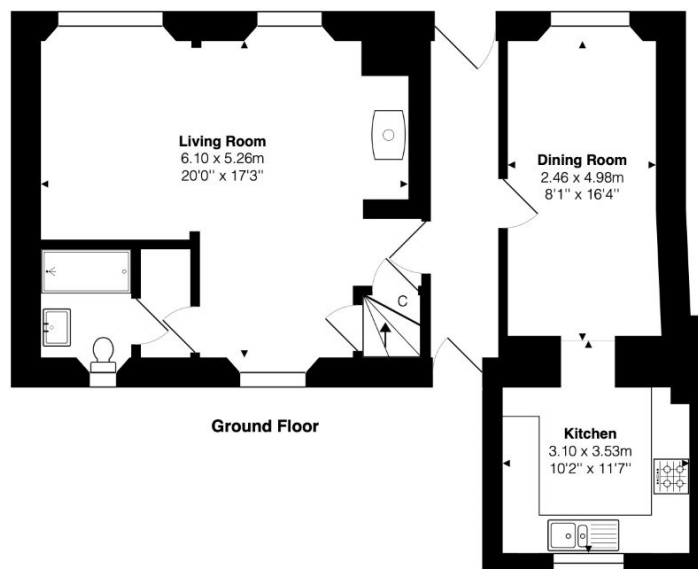
Winding stairs lead up to a landing and a double bedroom with a window overlooking the High Street. The large main bedroom which is open into the eaves, features magnificent beams and dual aspect windows. Between the two bedrooms there is a third good sized dual aspect room, which would make a spacious dressing room/ study or an occasional bedroom. The family bathroom has a white suite with bath.

Externally there is a glorious walled rear garden with a variety of mature shrubs and trees, flowerbeds, lawn and a summerhouse.

Norton St. Phillip has a convenience store with post office facilities, two public houses, a village school and a church. The village is located to the south of Bath and 8 miles from Frome







Total Area: 124.4 m² ... 1339 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 is for illustrative purposes only and should be used as such by any prospective purchaser.
www.meyerenergy.co.uk

On The Doorstep -

Frome is on the doorstep of many exciting venues; the exclusive Babington House is located 6 miles from Frome. Hauser and Wirth – garden and gallery and Roth Bar restaurant is 10 miles away, with Bruton high street to wander around too. Lastly The Newt is 13 miles away from Frome, which is an awarding winning hotel with internationally known gardens with restaurants. The city of Bath has a wealth of history to enjoy as well as many shops, restaurants, and bars. Council Tax Band -D Services: Mains electricity and gas, Mains Water, Mains Drainage. Grade II Listed.

£425,000

Hunter French

01373 464040

Frome@hunterfrench.co.uk | www.hunterfrench.co.uk

