



- A three bedroom detached former gatekeepers house
- Set within a plot measuring approx 0.7 of an acre
- Lounge/dining room with log burning fire
- Kitchen/breakfast room, utility and a wc
- Huge scope and potential to extend (STPP)
- Plenty of parking and space for a large garage (STPP)



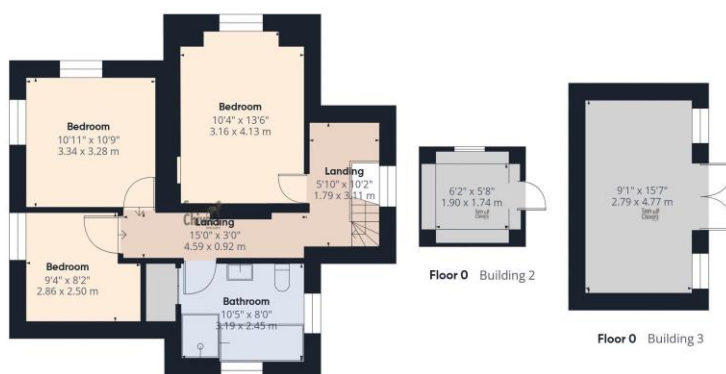
'Set within a plot of approx 0.7 of an acre, this traditional, detached former gatekeepers house has a huge amount of untapped potential for a prospective buyer to get stuck into!'

This detached three bedroom, former gate keepers house is believed to date back to the early 1900's and has since been extended to create a family home all set within a plot just less than 3/4 of an acre. The property itself offers good size accommodation comprising an entrance porch and a separate hallway with the stairs to the first floor, there is a L - shaped lounge/dining room with a cosy log burning stove fitted and this connect to a conservatory that overlooks the garden. There is a kitchen/breakfast room with Rayburn, good size utility/boot room and a ground floor wc. On the first floor there are three generously sized bedrooms and a large family bathroom with both bath and separate shower room. The property is connected to septic tank drainage but is double glazed and has gas central heating fed from the Rayburn.

Externally the property is set on a large, level plot measuring approx 0.7 of acre of predominantly mature lawns. The plot is fully enclosed and is currently accessed by a shared driveway leading to a large parking area for multiple vehicles and there are double gates which lead into a further area of garden which could accommodate a large double garage (subject to planning being obtained). The gardens wrap all around the property and has a patio area connected to the rear of the property. There is a summerhouse/garden room with power and light that would make an ideal office and the former toll house which is now used as storage.

Located on the fringe of the town, the property is just a short distance to the High Street of Midsomer Norton where a good variety of shops and services are available. The property is a stones' throw from the new "Norton Hill Primary School" and the highly regarded Norton Hill Secondary school which is also a five minute walk. Bath and Wells city centres are ten miles and Bristol city centre is sixteen miles in distance making this an ideal commute base and escape to the country. Open countryside is on the doorstep.





Floor 1 Building 1

Approximate total area⁽¹⁾

1569 ft²
145.8 m²

Reduced headroom

11 ft²
1 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Find us online!



www.samchiversproperty.co.uk



Facebook: Sam Chivers Estate Agents



Instagram: @samchiversestateagents

rightmove  Zoopla

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		39 E	82 B

Sam Chivers Estate Agents can also provide mortgage and conveyancing recommendations should you require such a service. Please contact our office on:

01761 411020 or email us at sales@samchiversproperty.co.uk

These sales particulars provide an approximate guide and form no part of a contract. It is the purchaser's responsibility to satisfy themselves that the property has been accurately described and that all fixtures and apparatus are functioning correctly. Your home may be at risk if you do not keep up repayments secured against it.