



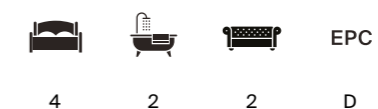
## OLD HOPYARD

Norton St Philip, Bath



## A CHARMING GRADE II LISTED DETACHED FOUR BEDROOM HOME; SITUATED IN A PEACEFUL RURAL POSITION WITHIN THE POPULAR VILLAGE OF NORTON ST PHILIP.

Believed to date back to the early 18th century, the property offers characterful accommodation with period features.



Land Area: In all approximately 0.74 acres

Services: Mains electricity, drainage and water. Gas fired central heating (new boiler 2025) and AGA.

Local Authority: Mendip District Council - <https://www.somerset.gov.uk/>

Council Tax: Band G

Method of Sale: We are advised that the property is Freehold

what3words: ///beads.novelist.kettles

Viewings: Strictly with the agent by appointment

## SITUATION

The pretty and historic village of Norton St Philip, is positioned on the southern edge of the city of Bath. It was first recorded in the Domesday Book of 1066, later flourishing as an important centre for the wool and cloth trade in the 13th century.

At its heart stands the iconic, half timbered George Inn, which has served as a meeting place for merchants for over 500 years and remains a defining feature of the village crossroads. The village also benefits from a second pub, The Fleur de Lys, as well as a shop with a Post Office, a primary school, and a Parish Church. Norton St Philip has a vibrant, friendly community supported by numerous clubs, including walking, photography, and art groups.

Nearby is the popular Flourish Farm Shop, and the vibrant market towns of Bradford on Avon and Frome, as well as the city of Bath, providing an extensive selection of shops, restaurants, activities, and schools.

Bradford on Avon 5 miles, Frome 6 miles, Babington House 7 miles, Bath City Centre 7.5 miles (all distances are approximate).

## THE HOUSE

The property offers beautifully presented accommodation arranged over three floors, all maintained to a high standard throughout.

A glass and oak entrance hall leads into the open plan kitchen/dining room, complete with a gas fired AGA and a useful pantry. This space opens into a cosy seating area with additional built-in storage, and there is also a cloakroom on this level.

A short flight of steps rises to the living room, which features an inglenook fireplace with a bread oven, a wood burner, and an attractive blue lias flagstone floor. From here, you can access Bedroom 4 – a charming double bedroom with a stone fireplace and window seat. This room also works well as a home office if required.



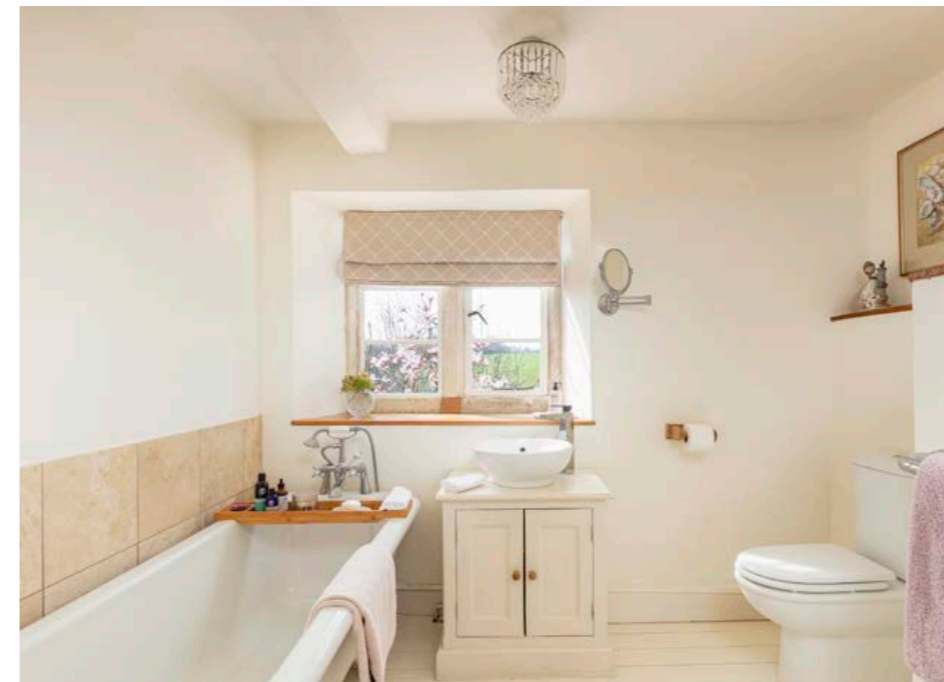
On the first floor is the impressive vaulted principal bedroom, which includes an en suite shower room and a stunning glass and oak sun room – the perfect spot to relax and enjoy views across the garden and the landscape beyond. This floor also provides a further double bedroom and a family bathroom.

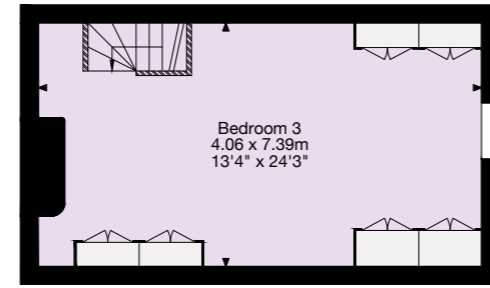
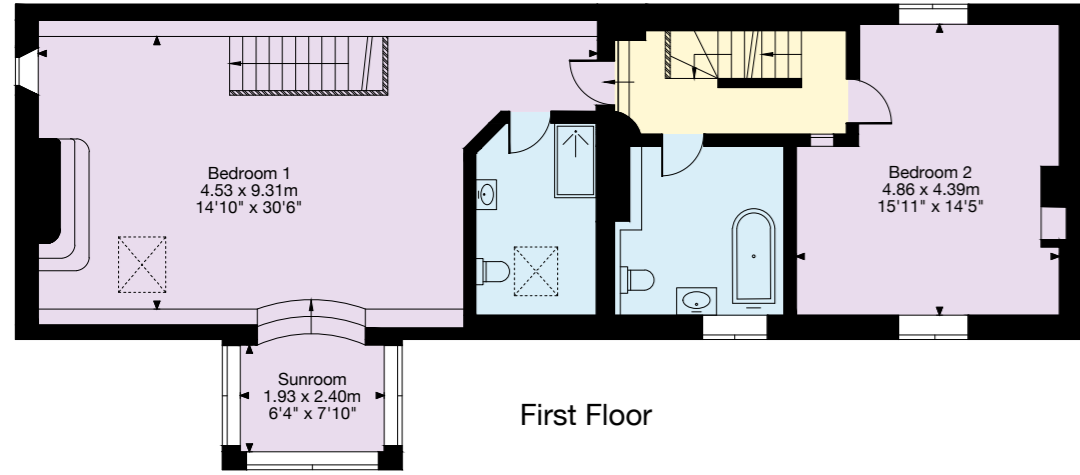
The second floor is home to Bedroom 3, a generous double with exposed elm floorboards and built-in cupboards.

## OUTSIDE

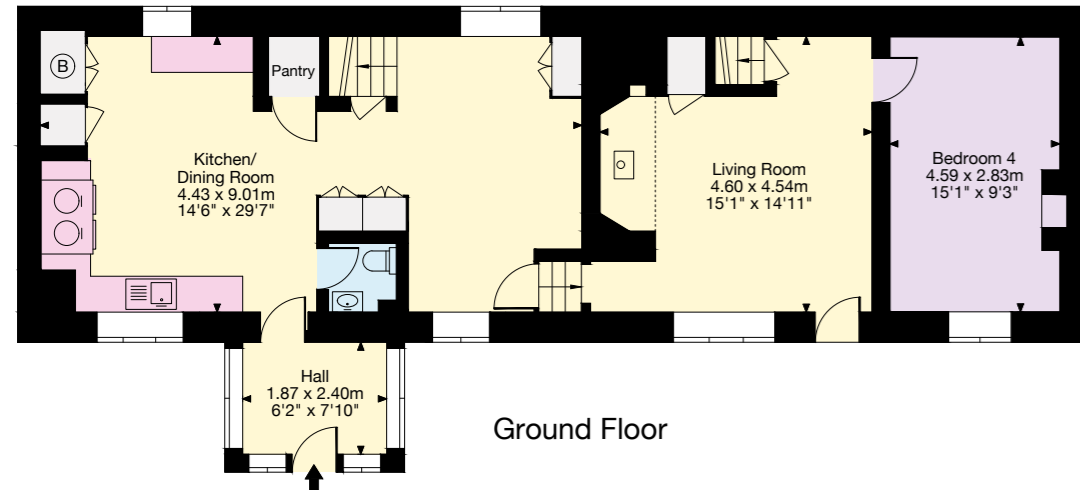
The property is approached through double wooden five bar gates, opening onto a private gravel driveway that provides parking alongside two garages. A secondary access point, with its own set of large double wooden gates, sits on the opposite side of the garages for added convenience.

The grounds are beautifully landscaped, with country gardens that gently slope away from the house and are bordered by a natural stream. The gardens are predominantly laid to lawn and enhanced by a mature array of plants, shrubs, and trees, creating a peaceful and picturesque setting.

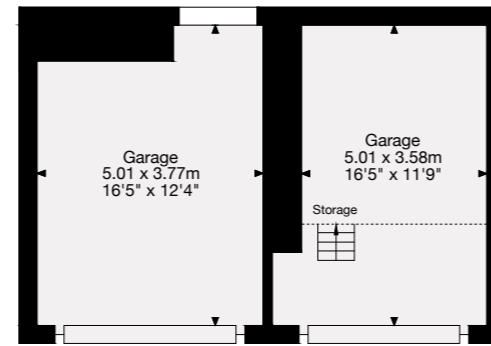




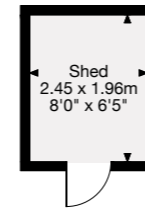
Second Floor



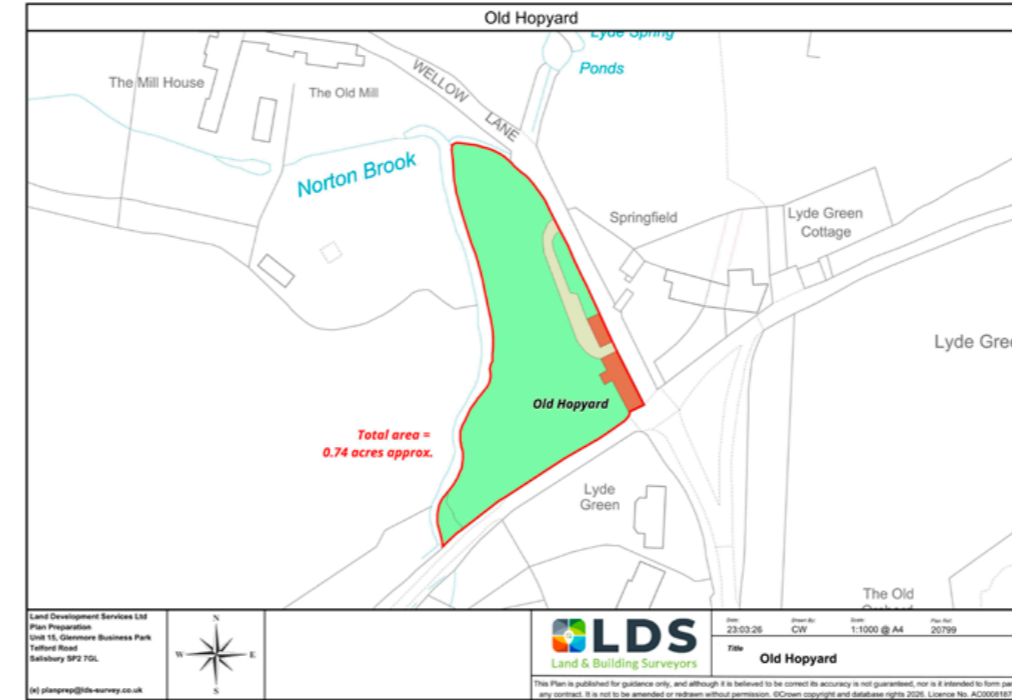
Ground Floor



Garage



Outbuilding



Gross Internal Area (Approx.)  
 Main House = 202 sq m / 2,174 sq ft  
 Garage = 37 sq m / 398 sq ft  
 Outbuilding = 4 sq m / 43 sq ft  
 Total Area = 243 sq m / 2,615 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

We would be delighted  
to tell you more.

**Francesca Leighton-Scott**  
01225 325 994  
francesca.leighton-scott@knightfrank.com

**Knight Frank Bath**  
4 Wood Street, Queen Square  
Bath, BA1 2JQ

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated March 2026. Photographs dated March 2026. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.