



- A detached rural property requiring full renovation
- Enclosed and private plot measuring approx. 3/4 acre
- Entrance hall, lounge, dining room, kitchen
- Four bedrooms and bathroom
- Private drive for several vehicles leading to garage
- Extensive mature grounds adjoining open fields



"A detached house in need of full renovation and occupying a large level plot measuring approximately 3/4 of an acre".

Constructed of natural stone and thought to date back to the early 1800's this property was originally a pair of farm worker cottages with an additional cottage added in 1860 by a George Hobbs a local builder at that time. Purchased in 1966 by the current owners, the property was the subject of major alterations during this time where two of the cottages were converted to one dwelling and the other part of the building turned into a garage with loft store above, as it is now. Internally the property provides an entrance hallway, a lounge, dining room and kitchen on the ground floor. On the first floor are four bedrooms and a bathroom.

The grounds to the property are approached via a private lane shared with a neighbouring farm, this lane merges into a gravelled private drive providing parking for several vehicles and leads to the attached garage which has power, lighting, an up and over door to front and ladder leading to a first floor storage area. The grounds of the property have mature trees, and lawns which will require cultivation, all adjoin open countryside and farmland.

The nearest amenities to the house are in Norton St Philip which is just over two miles in distance and provides a co-operative store, two public houses The George Inn & The Fleur De Lys both historically renowned, also there is a village cricket team and Norton St Philip C of E first school. The city centre of Bath is an easy commutable 10 miles. We are advised there is mains electric, and water connected. Septic tank drainage which will require replacement. No mains gas is available.

Tenure: Freehold. **Council Tax Band:** F.





Approximate total area⁽¹⁾

1628 ft²

151.4 m²

Reduced headroom

44 ft²

4.1 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	29 F	
1-20	G		

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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.