



KINGSTONS



Lyndhurst High Street

Norton St. Philip Bath BA2 7LH

Lyndhurst, is a six bedroom period property located in the highly regarded village of Norton St Philip, in an elevated position with unrivalled views to the rear towards the church and rolling countryside beyond. The vast and flexible accommodation, circa 2600sqft, boasts plenty of period features including tiled and wood flooring, high ceiling, open fireplaces to most rooms and mullion windows. The ground floor comprises entrance porch and hall, four reception rooms, large kitchen/dining room and cloakroom. The first floor comprises galleried landing, six bedrooms and large bathroom. External features include good sized south-westerly facing gardens with private aspect and stone built workshop. Properties like this seldom come to the market and viewing is highly recommended.

Guide Price £795,000 Freehold



LOCATION

The historical village of Norton St. Philip, which can be dated back to the Doomsday Book, has a thriving community with many clubs and groups, The George Inn, thought to be the oldest tavern in Britain, convenience store with bakery and Post Office, village hall, cricket pitch & play park, Church of St Philip & St James, pre-school and Primary school.

Trowbridge, the county town of Wiltshire is approx. 7 miles east of the village which provides a full range of retail outlets together with many amenities to include cinema complex, restaurants, a sports centre & secondary schools. The city of Bath is approx. 5½ miles north, which provides a full range of retail outlets, restaurants, bars, the Theatre Royal, rail links to London; and has a good selection of state and private schools. The market town of Frome lies approx. 5 miles south of the village which provides a variety of independent shops, bars and market twice a week.

ACCOMMODATION

All measurements are approximate

Entrance Porch

Part glazed hard wood door to the front. Original tiled flooring. Part glazed door to the living room. Part glazed door to the:

Entrance Hall

Original tiled flooring. Full turn stairs to the first floor. Part glazed door to the rear. Panelled doors off and into:

Living Room

17'4" x 12'1" (5.28 x 3.68)

Mullion window to the front with two sash windows. Sash window to the side. Radiator. Feature open fireplace with wood surround and mantel, tiled hearth and cast iron back with tiled inserts. Wood block flooring. Stripped wood panelled door to the entrance hall. Part glazed door to the entrance porch.

Drawing Room

15'0" x 12'3" (4.57 x 3.73)

Mullion window to the front with two sash windows. Feature open fireplace with wood surround and mantel, tiled hearth and cast iron back with tiled inserts. Wood block flooring.

Sitting Room

16'10" x 12'3" (5.13 x 3.73)

Mullion window to the rear with two sash windows. Radiator. Feature fireplace with wood surround and mantel, and tiled hearth. Wood block flooring.

Study

9'4" x 12'3" (2.84 x 3.73)

Sash window to the side. Radiator. Feature fireplace with wood surround and mantel, and tiled hearth. Wood block flooring.

Kitchen/Dining Room

22'2" x 12'1" max (6.76 x 3.68 max) Mullion window to the side with two sash windows. Sash window to the rear. Radiator. Feature fireplace with wood mantel and tiled hearth. Freestanding kitchen with solid wood work stations, dresser, cupboards and drawers. Stainless steel sink drainer unit with cupboards under. Plumbing for washing machine. Floor standing gas fired boiler providing gas central heating. Wall mounted gas fired boiler providing domestic hot water. Tiled flooring and wood block flooring.

Cloakroom

Small window to the rear. W/C.

FIRST FLOOR Galleried Landing

Galleried Landing

Sash window to the rear. Stripped wood flooring. Access to loft space. Fuse box and electric meter. Panelled doors off and into:

Bedroom One

16'10" x 12'3" (5.13 x 3.73)

Mullion window to the rear with two sash windows. Radiator. Feature fireplace with wood surround and mantel, and tiled hearth. Built-in cupboard. Stripped wood flooring.





Bedroom Two

15'2" x 12'3" (4.62 x 3.73)

Mullion window to the front with two sash windows. Radiator. Feature fireplace with wood surround and mantel, and tiled hearth. Built-in shelving. Stripped wood flooring.



Bedroom Three

12'11" x 12'1" (3.94 x 3.68)

Mullion window to the side with two sash windows. Radiator. Feature fireplace with wood surround and mantel. Built-in cupboard.



Bedroom Four

12'1" x 9'10" (3.68 x 3.00)

Mullion window to the rear with two sash windows. Radiator. Feature open fireplace with wood surround and mantel, cast iron back and tiled hearth. Built-in cupboard. Stripped wood flooring. Panelled door to large walk-in cupboard with shelving.

Bedroom Five

12'3" x 9'4" (3.73 x 2.84)

Sash window to the side. Radiator. Feature fireplace with wood surround and mantel, and tiled hearth. Stripped wood flooring.

Bedroom Six

12'1" x 7'0" (3.68 x 2.13)

Sash window to the side. Radiator. Feature fireplace with wood surround and mantel, and tiled hearth. Stripped wood flooring.

Bathroom

11'10" x 10'3" (3.61 x 3.12)

Sash window to the rear. Radiator. Three piece white suite comprising panelled bath with shower mixer tap, wash hand basin with cupboard under and w/c. Feature open fireplace with wood surround and mantel, cast iron back and tiled hearth. Stripped wood flooring.

EXTERNALLY

To The Front

Storm porch over front door. Gate leading to side pedestrian access to the rear.

To The Rear

Good sized south-westerly facing gardens in an elevated position with stunning views to the rear toward the church and rolling countryside beyond. The garden comprises a small courtyard area to the immediate rear with picket fencing enclosing, gate leading to area laid to stone chippings, mixed border, pathway to large lawn area and two patio areas. There are a variety of established plants, trees and shrubs, including fruit trees. All enclosed by fencing and walling.

Stone Built Workshop

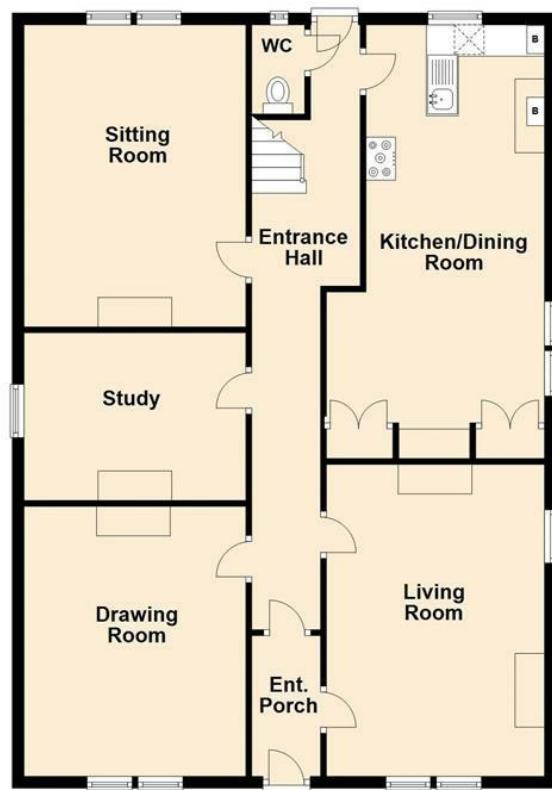
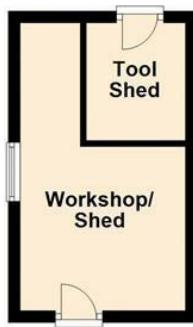




16'0" x 9'2" max (4.88 x 2.79 max)
Window to the side. Door to the front.
Power and lighting. Externally accessed
tool shed.



Ground Floor
Approx. 126.3 sq. metres (1359.4 sq. feet)

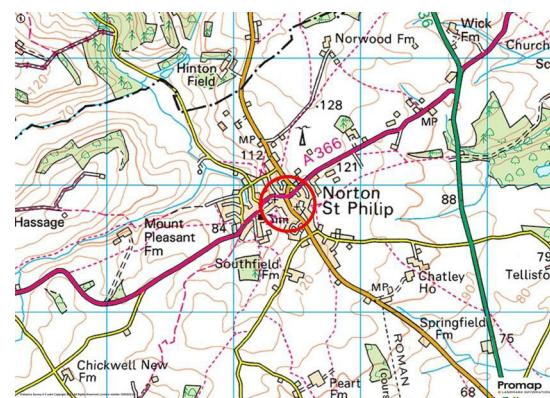


First Floor
Approx. 112.6 sq. metres (1211.9 sq. feet)



Total area: approx. 238.9 sq. metres (2571.3 sq. feet)

Local Authority **Wiltshire Council**
Council Tax Band **F**
EPC Rating **E**



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.