



Town End, Bath, Somerset,

BA2 £405,000 *Freehold*

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Foxglove Cottage is a beautifully presented and tastefully extended 2 bedroom semi-detached period cottage. Built c.1824 and situated in the delightful village of Norton St Philip, the property benefits from an array of features including exposed beams, plantation shutters throughout and a double door wood burner. The property also boasts flagstone flooring throughout the ground floor. There is a cosy open plan kitchen/dining room with stairs leading up to the first floor.

#### KEY FEATURES

- Period Cottage
- 2 bedrooms
- Immaculately presented
- Shower room
- Living room
- Kitchen



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On the first floor there are two double bedrooms. Bedroom 1 has a stunning vaulted ceiling with velux windows allowing natural light to flood into the room. Bedroom 2 is also a comfortable double.

The property is accessed off the street via a small front garden leading to an entrance porch and then into the main reception area. There is a paved rear courtyard garden ideal for alfresco dining/an evening glass of wine.

#### Sellers' insight

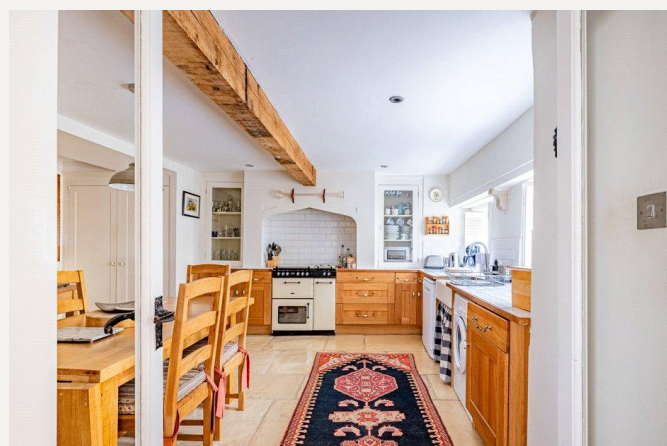
Living at Foxglove for nineteen years has been wonderful. Having the historic pub The George on our doorstep through cosy winters sat in front of their fire to long summer's evenings spent in their beer garden overlooking the Mead with stunning views of the church and rolling country side. Proper Somerset!

Having access to this stunning back garden one minute's walk from our home has been a blessing, so too the local farm shop and café Flourish a fifteen minutes stomp across countryside views a safe off road path all the way through poppy fields and bluebell woods

Added to this our favourite Sunday cycle to Frome from Mackley Lane through quiet country lanes just passing the occasional tractor waving at our local farmer. In the other direction takes you to the pretty village of Wellow to visit another country gastro pub where you can pick up the old railway path a flat cycle way straight into the city of Bath via the two tunnels

Our final cherished walk is across the fields via The Passage passing deer, dragonflies and pheasants leading to Somerset's oldest and finest cider house the infamous Tucker's Grave Inn with live music and array of drinking options.

Our neighbours have been welcoming warm and friendly, it's a vibrant







## MATERIAL INFO

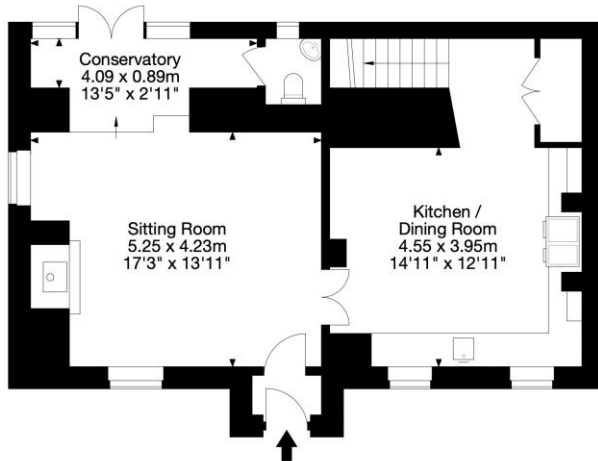
**Tenure:** Freehold

Mobile Signal according to Ofcom is good outdoor and in-home

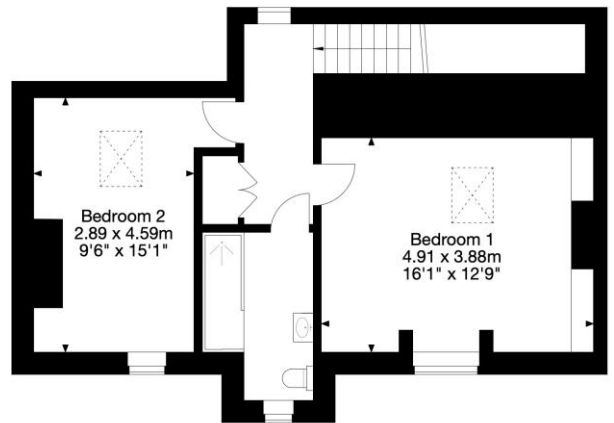
Ultrafast Broadband is available

<https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=ba27lq&uprn=250034949>

Foxglove Cottage, Town End, Norton St. Phillip BA2 7LQ  
Gross Internal Area (Approx.)  
115 sq m / 1,237 sq ft



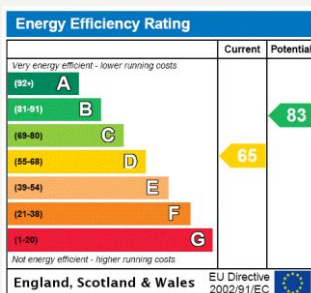
Ground Floor



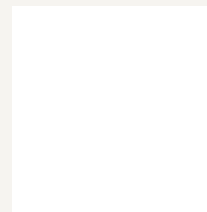
First Floor

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Plan is for illustration purposes only. All features, door openings, and window locations are approximate.  
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Capture.



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<https://www.winkworth.co.uk/sale/property/BAT240186>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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