



**THE OLD MILL**  
Norton St. Philip

Carter Jonas

## THE OLD MILL, WELLOW LANE, NORTON ST. PHILIP, BATH, SOMERSET, BA2 7NB

The Old Mill: Entrance hall • Three reception rooms • Kitchen • Study • Utility • Four bedrooms • Bathroom • En suite shower

The Lodge: Sitting room/bedroom/workspace • Kitchenette • Bathroom

The Tree House: Bedroom/workspace • Bathroom • Outdoor kitchen

### DESCRIPTION

The Old Mill is a unique and charming four double bedroom family home sitting by the babbling Norton Brook on Wellow Lane situated on the outskirts of the picturesque historic village of Norton St. Philip. This tranquil versatile detached property benefits from flexible accommodation and two stunning detached living/working/rental properties within the magical woodland garden setting.

The main house has excellent lateral accommodation set over two floors topped and tailed by a spacious kitchen/breakfast room and a light filled conservatory roofed living room linking through to the cosy sitting room. Upstairs is accessed via two staircases, one from the sitting room and the other in the entrance hall. There is a further reception room giving a modern family each their own space. The first floor comprises four large bedroom suites and a bathroom as well as an ensuite shower room.

The property is surrounded by substantial gardens and approximately 0.8 acres of woodland grounds which overlook open countryside and fields. There is ample driveway parking to the front and the main garden is laid to lawn. A woodland pathway leads you to the tree house and the lodge.

**AN ENCHANTING DETACHED FAMILY HOME WITH A SELF CONTAINED LODGE AND TREE HOUSE. THE LODGE AND TREE HOUSE OFFER FLEXIBLE USE AS EITHER HOME WORKING, ARTIST'S STUDIO OR AN INCOME FROM HOLIDAY LETS. THE OLD MILL IS SITUATED IN AN IDYLIC WOODLAND SETTING ON THE EDGE OF THE PICTURESQUE VILLAGE OF NORTON ST. PHILIP AND CLOSE TO THE PRETTY VILLAGE OF WELLOW.**







The Tree House and The Lodge are two beautifully designed and built separate dwellings which currently provide substantial income as holiday lets. These are both incredibly versatile spaces that would also suit an artist/sculptor or as home offices for couples who work from home but still want to leave the house to "go to work". The lodge has its own kitchenette and food preparation area as well as bathroom and has exposed wood floors. The treehouse has a social outdoor kitchen and meeting area underneath the tree and a rising wood stair takes you to the bedroom with ensuite shower room. Both are only a stone's throw from the main house.

#### **SITUATION**

The medieval village of Norton St. Philip is located approximately 7 miles south of the City of Bath, with the villages of Freshford, Wellow and Hinton Charterhouse not far away. Set in scenery of rolling green Somerset hills with three Churches, a village Green, a preschool and pre-prep, village hall, and two excellent pubs ('The George Inn' and 'The Fleur de Lys'). The George in particular has a deep history dating back to the 14th Century. For explorers the National Trust Village of Lacock and the historic town of Bradford-on-Avon are a short drive away and a visit to the nearby Longleat House, one of the most magnificent stately homes and gardens in Britain together with its safari park, is not to be missed. Babington House is also only a 15 minute drive away. The local countryside is intersected by footpaths and bridleways which are great for walks and discovering local wildlife.

Access to London is via the A36 and A303, or by train from Westbury (from 80 minutes) or Bath Spa station (from 85 minutes). Local attractions include Longleat, Babington House and Stourhead Gardens.

#### **ADDITIONAL INFORMATION**

**Tenure:** Freehold

**Services:** All mains services are connected.

**Local Authority:** Somerset Council.

**Council Tax Band:** F

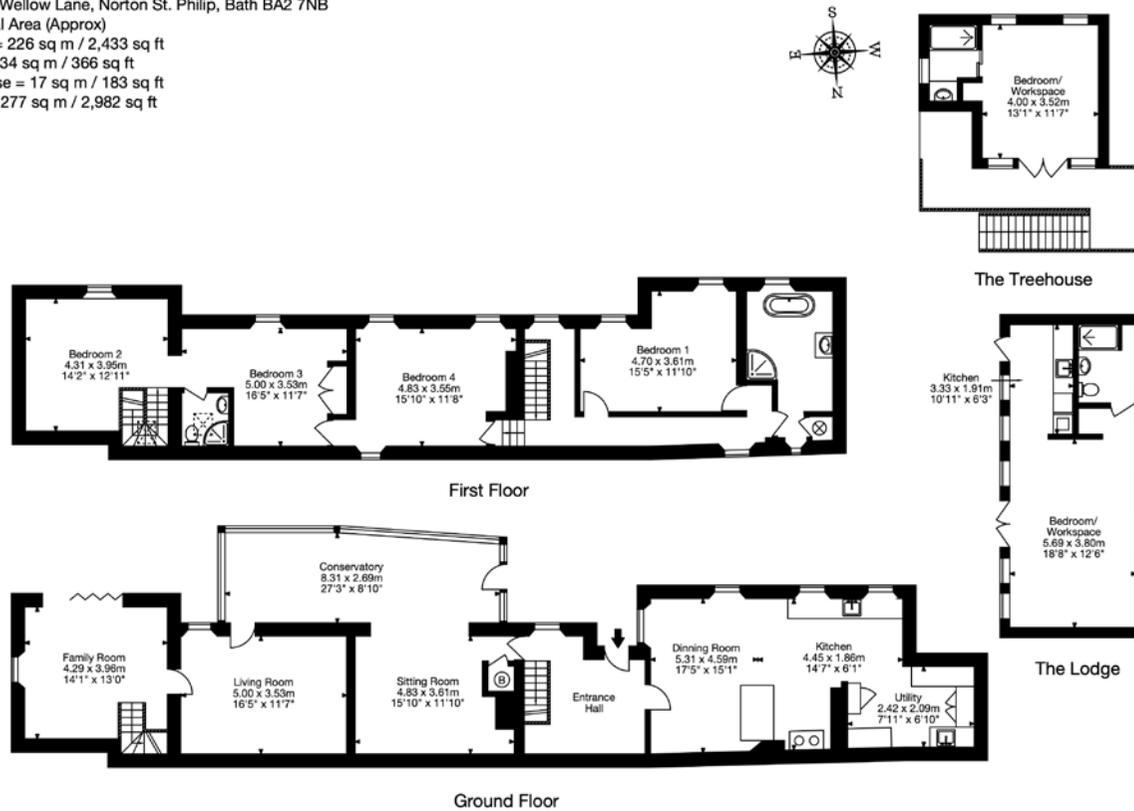
**EPC Band:** F

**Viewing:** Strictly by appointment with Carter Jonas.





The Old Mill, Wellow Lane, Norton St. Philip, Bath BA2 7NB  
 Gross Internal Area (Approx)  
 Main House = 226 sq m / 2,433 sq ft  
 The Lodge = 34 sq m / 366 sq ft  
 The Treehouse = 17 sq m / 183 sq ft  
 Total Area = 277 sq m / 2,982 sq ft



Capture Property Marketing 2024. Drawn to RICS guidelines.  
 All Measurements are approximate and should not be relied on as a statement of fact.  
 Plan is for illustration purposes only. Not drawn to scale.

**Capture.**



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