



Bell Cottage, Ringwell Lane, Norton St Philip, Bath, BA2 7NZ

**A charming and beautifully refurbished Grade II listed 17th Century village house with later additions offering 2,272 sq. ft. of accommodation plus a 1-bed self-contained annexe, off-street parking and spacious outbuildings**

| Entrance hall | Sitting room | Dining room | Kitchen/breakfast room | Snug | Utility room | Ground floor ensuite guest bedroom | Lobby | Master bedroom ensuite | 2 further bedrooms (1 ensuite) | Family bathroom | Annexe bedroom with kitchen and shower room | Outbuildings | Log store/workshop | Parking for several vehicles |

**Situation**

Norton Philip is a very popular village set in beautiful Somerset countryside with amenities including the famous 'George' public house, the Fleur de Lys public house, church, primary school, pre-school, Co-op supermarket and post office, and the newly opened Flourish farm shop and restaurant. Nearby Babington House, a popular members club for sports and leisure facilities, is an easy 8-minute drive away. There are regular bus services to both Bath (approximately 7 miles away) and Frome (approximately 6 miles).

**Description**

Bell Cottage presents a rare opportunity to acquire a beautifully restored historic home offering versatile living space in a tranquil village setting. Ideal for families or those seeking multigenerational living, this charming property seamlessly blends centuries-old character with modern-day comfort.

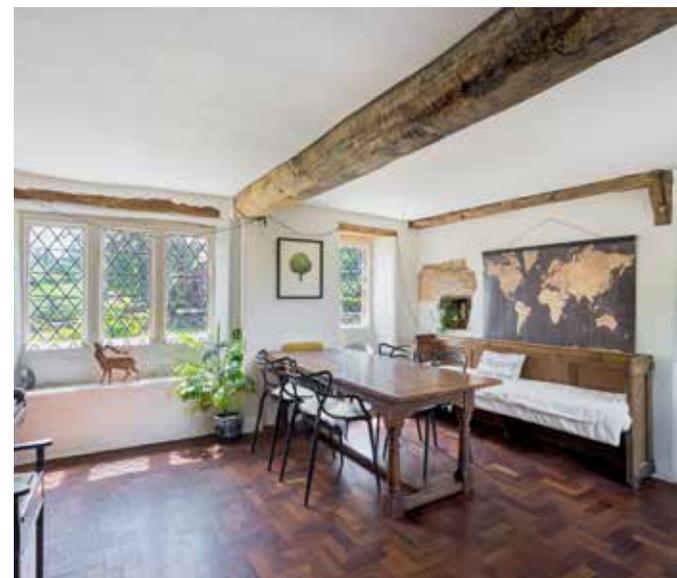
Set within a generous and beautifully landscaped plot, Bell Cottage is an exceptional Grade II Listed village house exuding historic charm and character. Thought to date back to the 15th century, the property has been the subject of an extensive and sympathetic refurbishment programme since its purchase in 2020, creating a stylish and comfortable family home with timeless appeal. Boasting approximately 2,272 sq. ft. of beautifully finished accommodation, the house combines elegant period features with modern touches. It is surrounded by attractive front and rear gardens and benefits from a self-contained one bedroom annexe, outbuildings, and off-street parking for several vehicles.

**Ground Floor**

Upon entry, you are welcomed into a spacious and light-filled entrance hallway with attractive stone flooring. To one side, a utility room is fitted with a sink, under-counter storage, and space/plumbing for a washing machine and tumble dryer.

The snug enjoys dual aspects, French doors to the rear garden, built-in storage, and warm woodblock flooring.

From here, a door leads to a large guest bedroom with feature wood panelling, an ensuite shower room with a walk-in shower (both overhead and hand showers), a stone-tiled floor, heated towel rail, WC, and basin with vanity storage.







From the hall, stairs lead down to a lower lobby area, again with woodblock flooring, understairs storage housing the Worcester CH boiler, guest WC, and door to the rear garden.

The heart of the home is the impressive kitchen/breakfast room, featuring a large island with breakfast bar seating, integrated AEG appliances, including two electric ovens (one with microwave function), a 5-ring electric induction hob with recessed ceiling extractor, wine cooler, double fridge and separate freezer, and dishwasher. Dual aspects provide views over both the front and rear gardens, and stone flooring completes the space.

Adjoining the kitchen is the dining room, with stone mullion windows, woodblock flooring, and beautiful views of the surrounding gardens and countryside.

The sitting room is a generous and atmospheric space with a fireplace and log burner, original ceiling beams, woodblock flooring, stone mullioned leaded windows, and garden views. A door leads to an inner lobby and the front entrance.

### First Floor

Upstairs, the family bathroom includes a freestanding bath with both overhead and hand showers, wash basin, WC, heated towel rail, and rear aspect. The principal bedroom is an impressive suite with timber floors, wall panelling (including a concealed door to an ensuite shower room), a separate WC, built-in wardrobes, and charming triple-aspect stone mullion windows. Double Bedroom Two includes an ensuite shower room, fitted wardrobes, and dual aspects. Double Bedroom Three overlooks the front gardens and is generously sized.

### Annexe & Outbuildings

A self-contained one-bedroom annexe provides flexible living or guest accommodation, complete with double bedroom, shower room, and kitchen/dining area.

The property also benefits from a large range of outbuildings with power and light, a log store/workshop, and a private driveway with a five-bar gate offering off-street parking for several vehicles.

### Gardens

The rear garden is perfect for entertaining and relaxation, featuring paved terraces for outdoor dining, gravel pathways, mature trees, lawned areas, and colourful flower borders. To the front, the garden is predominantly laid to lawn, with rose beds, established flower borders, and hedge boundaries enhancing the property's picturesque curb appeal.

### General Information

Somerset Council. Council Tax Band G.

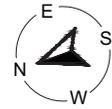
The tenure is Freehold.

All mains services are connected.

Brand new boiler installed (May 2025).



Approximate Floor Area = 211.1 sq m / 2272 sq ft  
 Outbuildings = 78.4 sq m / 844 sq ft  
 Total = 289.5 sq m / 3110 sq ft (Excluding Store)



Ground Floor

First Floor

