

Badminton House, Leigh Upon Mendip, BA3 5QP

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OIEO £650,000 Freehold

Badminton House is a striking five-bedroom modern detached property that combines contemporary elegance with countryside charm. Offering an exceptionally large paddock along with spectacular hill views and a double garage, this property is an ideal choice for families seeking space, tranquillity, and a touch of rural luxury.

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DESCRIPTION

Badminton House is a striking five-bedroom modern detached property that combines contemporary elegance with countryside charm. Offering an exceptionally large paddock along with spectacular hill views and a double garage, this property is an ideal choice for families seeking space, tranquillity, and a touch of rural luxury.

Situated on the outskirts of the village, the home is an attractive double fronted stone house, set back from the road behind a stone wall. Along the side of the property is the gravel drive, leading to the double garage behind the house, and also providing vehicular access to the field beyond. The property can be entered either through the front door, or through the utility room, which has plenty of space for coats and boots. The downstairs boasts a large dine in kitchen, with elegant navy-blue shaker style units with brass hardware, stone worktops and herringbone flooring. There is a large country range, and an island with breakfast bar provides ample surface space for the keen cook.

The sitting room is a restful space, decorated in neutral colours, with cosy carpeting and a feature gas fireplace. This room leads through to the conservatory, which has far reaching views. The downstairs also features a playroom, WC and ample storage.

On the first floor there is the master suite, with walk through dressing area and en suite bathroom. There are a further 3 bedrooms, two decent sized doubles, with large windows and built-in wardrobes, and a smaller box room, which would make an ideal office. There is also a family shower room. The 2nd floor houses an impressive guest suite, with lovely bedroom and grand bathroom including a walk-in shower. There is a feature claw footed bath and traditional sanitary ware.

OUTSIDE

To the rear of the property is the landscaped garden, with patio seating area,

BBQ space and established planting. The long drive provides off-street parking for numerous vehicles, in addition to the double garage (with power and lighting). There is also an electric car-charging point. Beyond the garden is the paddock, which could suit a variety of uses and offers a true blank canvas or rental investment.

The large, diverse outdoor space frames stunning views of the surrounding hills, while the neutral décor and high-quality fixtures create a modern and welcoming feel.

Situated with easy access to village amenities and transport links, Badminton House offers both luxury and practicality in a highly desirable location. An early viewing is highly recommended to fully appreciate all that this remarkable property has to offer.

ADDITIONAL INFORMATION

All mains services are connected.

LOCATION

Leigh on Mendip is a small village which was part of Mells and held by Glastonbury Abbey from Saxon times until the dissolution of the monasteries. Located on the Mendip Hills it's within a few miles of various other small villages which together provide a range of amenities. It lies between the cities of Wells, Bath and Bristol and the increasingly popular town of Frome. These all combine to offer a wide range of commercial, cultural and sporting facilities and of course all the benefits of this beautiful rural area are immediately to hand with many footpaths and bridleways. Within the area are various local shoots, hunting with the Mendip Farmers, sailing on Chew Valley Lake and numerous sports clubs. There are excellent state and independent schools including a number of local primary schools, Writhlington, Norton Hill, All Hallows, Downside, Wells Cathedral, Millfield and the Bath schools. The much renowned Babington House is a short drive away, as are the Vobster Inn Restaurant and The Pig. The house is very well placed for the commuter with rail links at Westbury (for London Waterloo). Bath Spa and Bristol (for London Paddington). Other stations include Frome, Trowbridge and Castle Cary. Bristol International Airport is also within commuter distance providing an ever-expanding network of services.





Badminton House, Leigh Street, Leigh Upon Mendip, Radstock, BA3

Approximate Area = 2106 sq ft / 195.6 sq m (includes garage & excludes void)

Limited Use Area(s) = 393 sq ft / 36.5 sq m

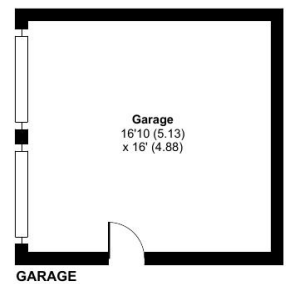
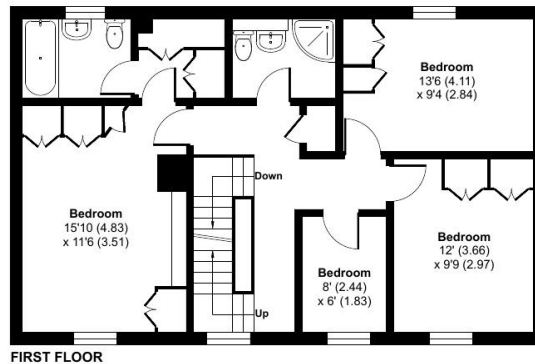
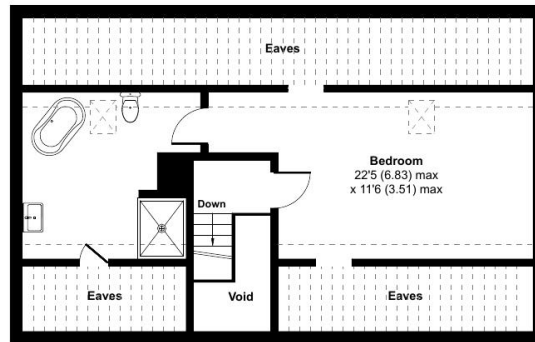
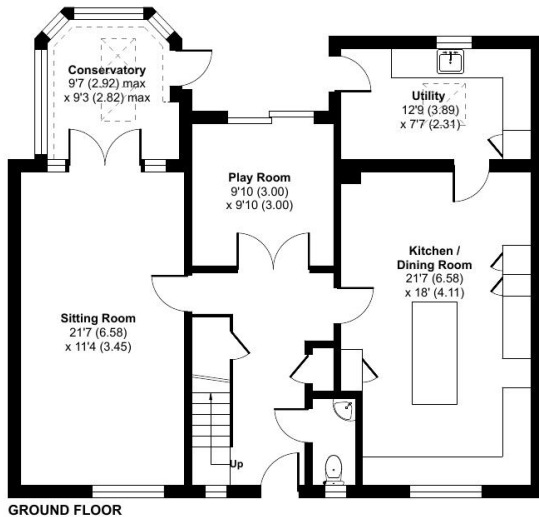
Outbuilding = 269 sq ft / 24.9 sq m

Total = 2768 sq ft / 257 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Cooper and Tanner. REF: 1206623



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