



Leigh House, Court Lane, Standerwick, BA11 2PR

OIRO £600,000 Freehold

COOPER  
AND  
TANNER



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 5  4  3  0.637 of an acre EPC D

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## Description

\*\*\*PERIOD PROPERTY ON A SIZEABLE 0.637-ACRE PLOT WITH UNINTERRUPTED VIEWS, TRIPLE GARAGE AND SEVERAL OUTBUILDINGS. A FANTASTIC OPPORTUNITY FOR MODERNISATION INTO A LARGE FAMILY HOME. NO ONWARD CHAIN\*\*\*

Leigh House offers a rare and exciting opportunity for those seeking a substantial 5-bedroom detached property with immense potential for modernisation and development both internally and externally. This well-preserved period home retains many original features, including solid wood panelled doors, a feature fireplace, and natural stone walls, providing charm and character.

Set on the tranquil outskirts of Frome, the property enjoys far-reaching, uninterrupted views towards Longleat Forest. The generous 0.637-acre plot offers not just space, but a sense of privacy that is increasingly hard to find.

The extensive gardens are a true highlight, featuring mature fruit trees, multiple private seating areas, and ample space for outdoor living and entertaining. A triple garage and several additional outbuildings provide versatile storage and development options, further enhancing the potential of this exceptional property.

The property provides in brief, Inviting entrance hall with storage and a downstairs WC. A spacious drawing room with a feature fireplace and dual aspect windows with garden views. Cosy sitting room offering a cast iron gas fire and garden access. The kitchen includes ample units, an electric cooker, and gas hob, with stunning views over neighbouring land. A separate dining room with natural stone walls leads to a sunroom/conservatory with self-cleaning glass and garden access. Upstairs, there are five bedrooms, all with original solid wood doors. This includes two singles and three doubles, one with an en-suite. The large family bathroom offers a large shower, WC, and extra storage.

## Outside

The property sits in the middle of a generous plot. To the front of the property is a large lawned area bordered by a variety of mature hedging, shrubs and fruit trees. There are multiple private seating areas enjoying views of land beyond. There is a large driveway allowing parking for several vehicles and a triple garage with an electric supply and natural light. The main garden lies to the rear and sides of the property. Directly behind there is a patio seating area covered by a pergola with mature grape vine growing above.

## Location

The hamlet of Standerwick is situated around the A36 south of Bath, which is just thirteen miles away.

The village has a friendly pub, the excellent farmers' co-operative, Mole Valley Farmers, where you can purchase a huge selection of goods, and Frome Livestock Market. Nearby is the award winning Whiterow Farm Shop, with a first-class butchery, fishmonger, bakery, delicatessen, florist, gift shop and restaurant. The thriving village of Beckington is close by and offers two public houses, tennis, football, and cricket clubs, village hall, village school and Springmead private day nursery and prep school.

Recreational facilities locally are good with Babington House, golf, fishing, tennis, shooting and beautiful open countryside all on the doorstep. The historic market town of Frome is four miles away and features the highest number of listed buildings in Somerset. Frome offers a range of shopping facilities, a leisure centre, several cafés, pubs, local junior, middle and senior schools, two theatres, cinema and a number of events venues. Private schools are to be found in Wells, Bruton, Bath, Warminster, Cranmore, Beckington, Glastonbury and Street. Railway connections at Frome, Westbury and Bath for London Paddington and Warminster and Gillingham for London Waterloo. Communication links are excellent with Bath and Bristol within commuting distance and the A303, A36 & M4 & M5 all within easy reach. The beautiful Somerset countryside provides a variety of leisure pursuits and Babington House (country house hotel and private members' club) is at nearby Mells.

## \*\*\*PLEASE NOTE BEFORE VIEWING\*\*\*

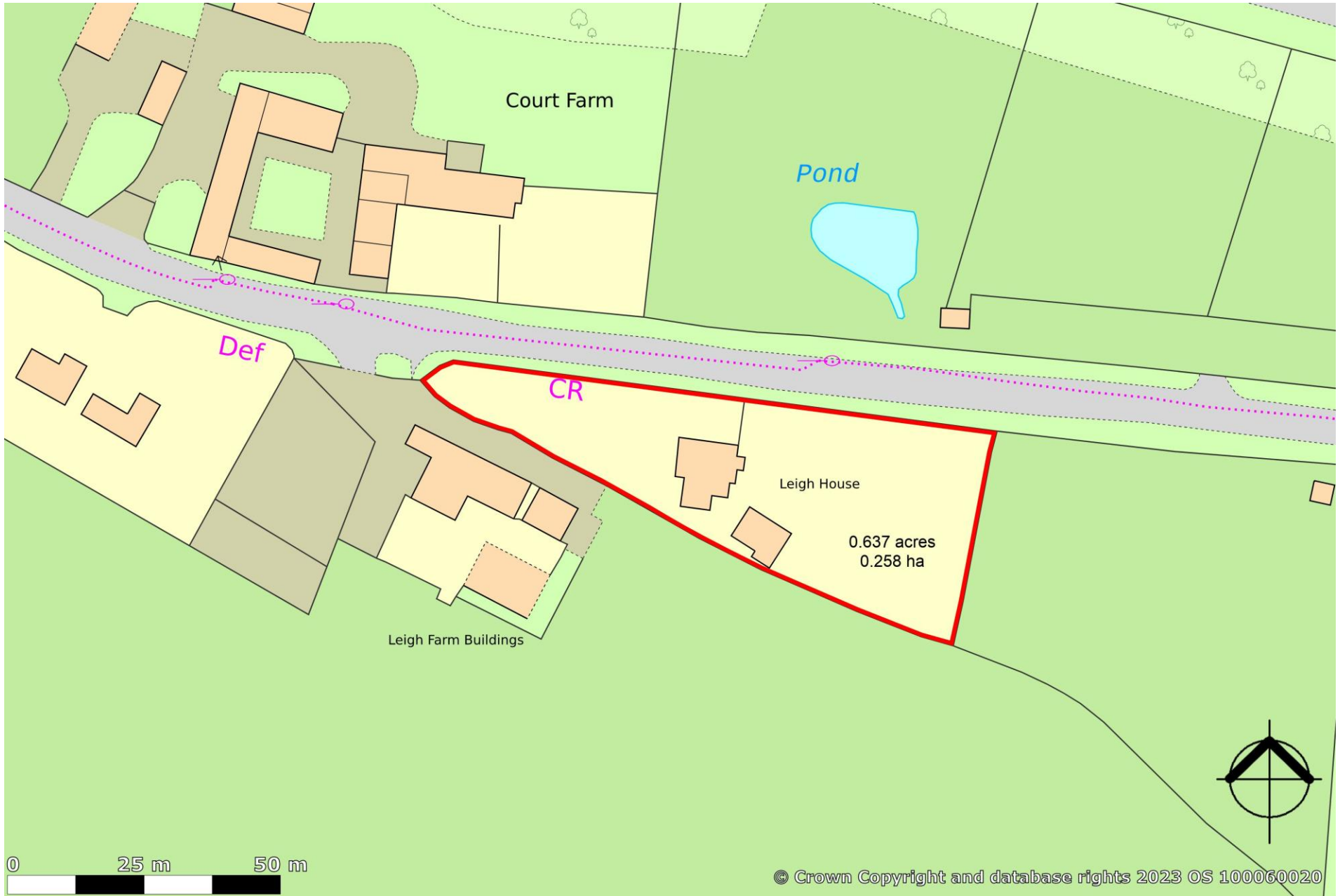
A recent Level 3 RICS Survey identified a few areas requiring remedial action, which is not uncommon for a property of this age and character. The property price has been thoughtfully adjusted by the current owners to reflect these considerations, offering a significant and generous reduction

These include:

1. **Septic Tank Upgrade:** The septic tank, while fully operational and recently emptied for inspection, may need enlargement to meet current regulations.
2. **Roof Maintenance:** Given the age of the roof, some slates show signs of wear, leading to minor water ingress. Addressing this issue with appropriate weatherproof lining beneath the tiles would be beneficial.
3. **Damp Management:** As expected in a period property without a damp-proof course, there are signs of damp. This can largely be remedied by removing some of the modern render at low levels to prevent rising damp, and on solid walls to allow the property to breathe and prevent penetrating damp.







Court Farm

Pond

Def

CR

Leigh House

0.637 acres  
0.258 ha

Leigh Farm Buildings







### Local Information Standerwick

**Local Council:** Mendip District

**Council Tax Band:** F

**Heating:** Gas heating

**Services:** Mains electricity, gas and water. Private drainage.

**Tenure:** Freehold



### Motorway Links

- A303, A36
- M4, M5



### Train Links

- Frome, Bath
- Warminster and Westbury



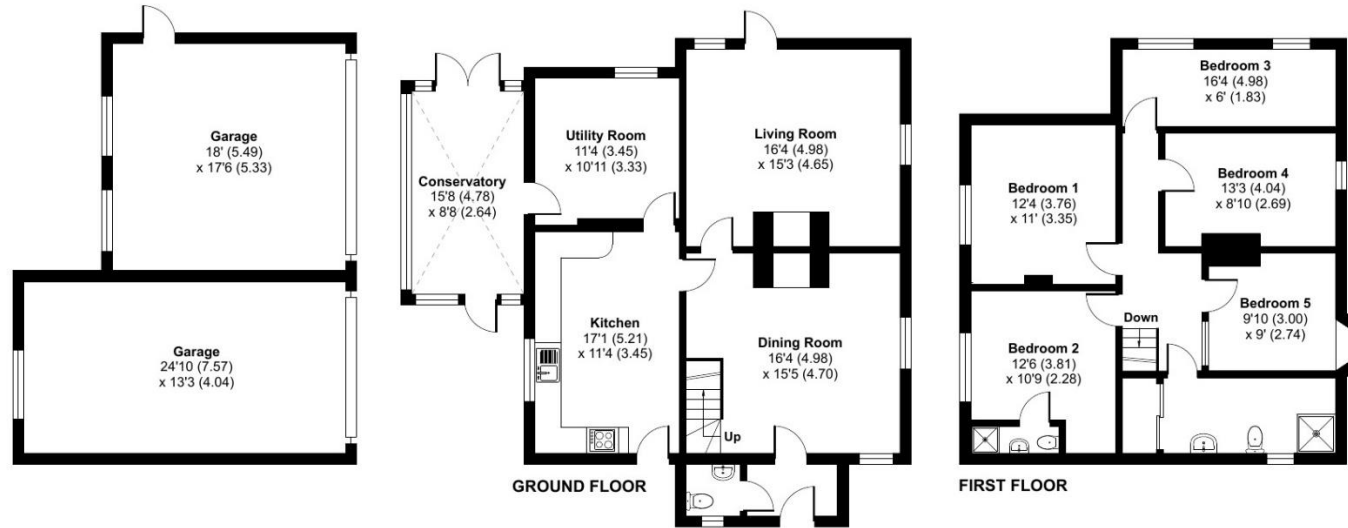
### Nearest Schools

- Frome, Bath, Bruton, Street
- Warminster and Wells

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Approximate Area = 2515 sq ft / 233.6 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2023. Produced for Cooper and Tanner. REF: 950609

## FROME OFFICE

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