



Nightingale Lodge, Orchardleigh, Frome, BA11 2PH





OIRO £650,000 Freehold

COOPER  
AND  
TANNER





# Nightingale Lodge, Orchardleigh, BA11 2PH

 2  2  1  ½ Acre Approx. EPC N/R

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## Description

Nightingale Lodge is a 19th Century Grade II listed Tudoresque Lodge which is positioned in the most incredible location, bordered by parkland and open countryside, set along a private driveway on the Orchardleigh Estate, just a few minutes' drive of Frome Town Centre.

Externally the house enjoys elaborate decorative stonework. The accommodation throughout the house is presented beautifully and showcases a number of charming features.

The entrance is to the side of the house and leads firstly into a hallway giving access to the dining room, the kitchen and the bathroom. The dining room is a well-proportioned naturally light space with dual aspect shuttered windows overlooking the beautiful gardens. A coal effect cast iron gas fire makes a great focal point for the room and would provide a romantic setting for anybody wishing to entertain of an evening.

The kitchen is well appointed and is also dual aspect, allowing in lots of light. There are a range of modern units, integrated cooker and plenty of storage. The living room lies at the front of the house and is the jewel in the crown. Tall ceilings and triple aspect windows complement this fabulous room whilst double doors open onto the front gardens and offer views across the open park land. There is also a coal wood burning stove, perfect for those winter's evenings.

On the first floor there are two large double bedrooms. The master is an impressive space with an attractive open fireplace and dual aspect Windows.

## Outside

A gated driveway provides plentiful off road and secure parking. The gardens measure approximately 1/2 an acre and have been beautifully landscaped. Predominantly laid to lawn, the gardens are decorated by a wide range of mature plants and trees with lots of areas to sit and enjoy the peace and quiet. Bordered by open countryside and woodland, this truly is a private retreat, perfect for anybody wishing to escape to the country.

There are two stone-built outbuildings, one is used as a studio and the other a useful storage space.

## Location

Orchardleigh is a country estate north of Frome and comprises of a beautiful stately home, a historic island church, a lake and an 18-hole golf course and lies approximately two miles from the popular market town of Frome. Babington House country house hotel for private members is just 4 miles, and the village of Mells is also only 4 miles with a village shop and The Talbot Inn.

Frome is a historic market town with many notable buildings and features the highest number of listed buildings in Somerset. The town offers a range of shopping facilities including the Artisan markets, a sports centre, several cafés, a choice of pubs, local junior, middle and senior schools, several theatres and a cinema.

Private schools are to be found in Wells, Bath, Warminster, Cranmore, Beckington, Glastonbury and Street. Bath and Bristol are within commuting distance, and the local railway station connects at Westbury for London, Paddington.















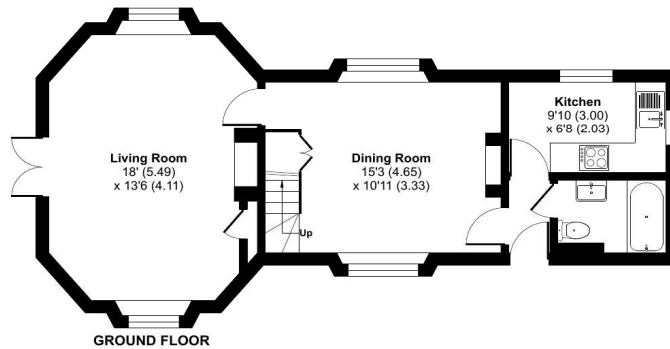
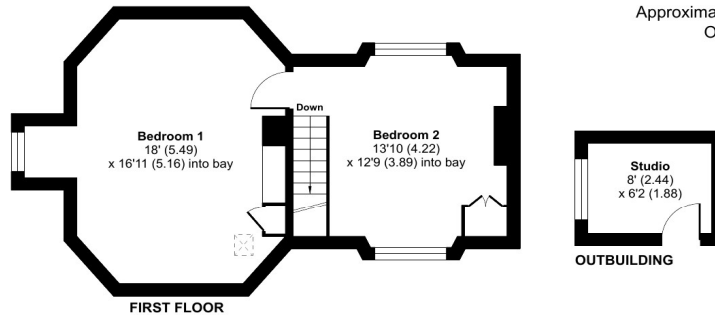
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Approximate Area = 961 sq ft / 89.2 sq m

Outbuilding = 49 sq ft / 4.5 sq m

Total = 1010 sq ft / 93.7 sq m

For identification only - Not to scale



### Local Information Orchardleigh

**Local Council:** Mendip District

**Council Tax Band:** E

**Heating:** LPG. Underfloor heating downstairs from a new gas boiler. Electric radiators as a top up.

**Services:** Private septic tank drainage. Private water. Mains electricity.

**Tenure:** Freehold.



#### Motorway Links

- A303, A36
- M4, M5



#### Train Links

- Frome, Bath
- Warminster and Westbury



#### Nearest Schools

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



Certified  
Property

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchiecom 2023.





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