

Hermitage Lodge,

Witham Friary, BA11 5HL



£699,950 Freehold

Hermitage Lodge is a beautifully presented, detached stone home that offers bags of character, charm and countryside appeal. This three-bedroom double-fronted property is picture-postcard pretty, with ornate gables, climbing roses and a real sense of warmth and welcome throughout, with the benefit of a double garage, workshop and additional driveway parking.

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DESCRIPTION

A small gabled porch leads you into the sitting room, an inviting space full of natural light thanks to its dual aspect windows and centred around a striking open fireplace. From here, you can access the separate dining room, perfect for entertaining or family meals, and the spacious kitchen, which runs across the rear of the property.

The kitchen is a true heart-of-the-home, with plenty of space for a large dining table, a generous range of wall and floor units, ample worktop space and a large range cooker. Exposed beams add character, and the room opens out into a bright conservatory, ideal for year-round enjoyment of the gardens.

Upstairs, a generous landing leads to three well-proportioned bedrooms, two doubles and a single, as well as a large family bathroom complete with corner freestanding bath and separate shower. From the upper floors, you'll enjoy far-reaching views over neighbouring farmland and the rolling Somerset hills beyond.

OUTSIDE

Outside, the gardens are an absolute delight. Carefully landscaped and well maintained, they offer a mix of gravel paths, colourful borders, mature planting, two lawned areas and a charming patio nook for outdoor dining. Several seating spots around the garden provide the perfect place to relax and take in the uninterrupted countryside views.

To the side of the garden is ample driveway parking, along

with a detached double garage which includes a workshop and a large loft room above. Subject to the necessary consents, this space could be adapted for a range of uses - home office, studio or guest accommodation. With its blend of character, comfort and a stunning village setting, Hermitage Lodge is a truly special home that's sure to appeal to buyers looking for a peaceful rural lifestyle without compromising on space or style.

ADDITIONAL INFORMATION

Electric heating. No gas. Private water supply. Private drainage.

LOCATION

The village of Witham Friary is located close to the Stourhead Estate between Frome and Bruton. The village has a thriving community with a number of village groups, a popular public house and a church.

The neighbouring village of Upton Noble has a lovely village primary school and pre-school. Frome and Bruton both provide an excellent range of facilities including schools, both private and state, shopping, leisure and recreational. Both towns are renowned for their artisan cultures and offer a superb variety of events throughout the year.

The area benefits from good road and rail connections with the A303 being close by and Frome railway station providing a regular service to Bristol Templemeads with connections to





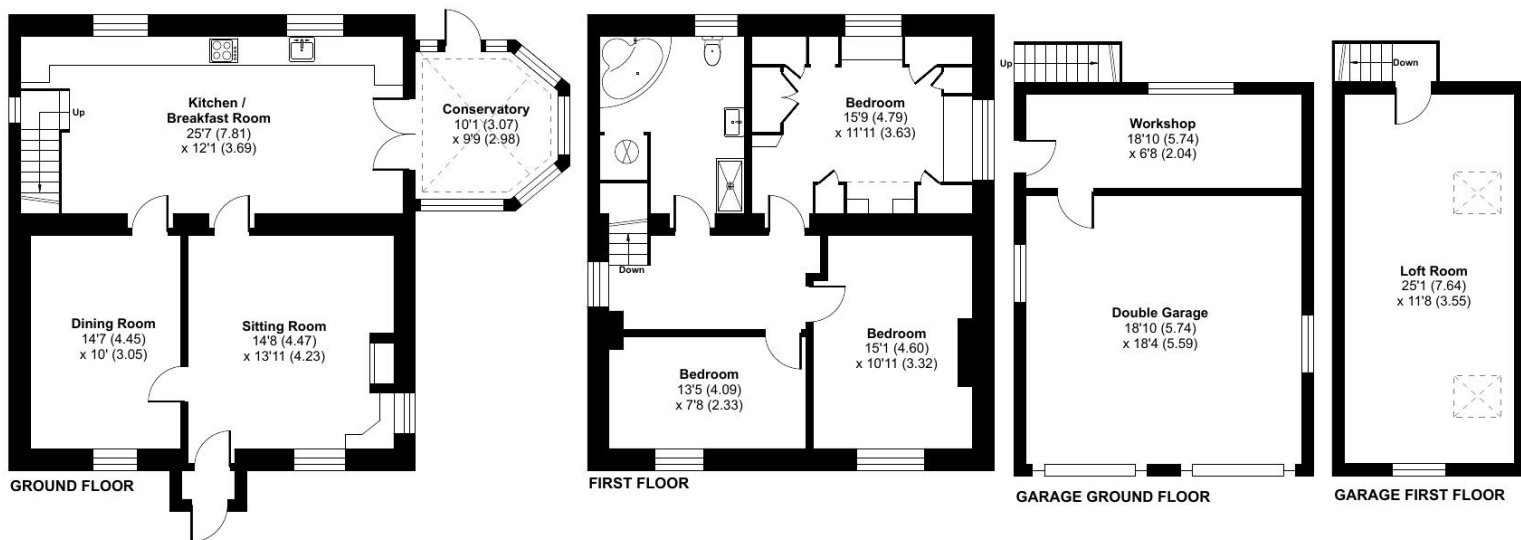
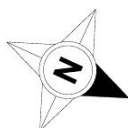
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Approximate Area = 1535 sq ft / 142.6 sq m

Garage = 770 sq ft / 71.5 sq m

Total = 2305 sq ft / 214.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Cooper and Tanner. REF: 1294892



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