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Residential Sales



## Lavender Stable, Court Farm, West Woodlands, Frome, BA11 5EN

A stylish, light and airy 3 bedroom single storey converted barn with an extension with good sized garden to the rear and ample driveway parking, set within the delightful hamlet of West Woodlands which is on the outskirts of Frome.

Tenure: Freehold

£525,000

## Situation

West Woodlands is a delightful hamlet situated on the outskirts of Frome and close to Longleat and Stourhead Estates. Babbington House is approximately 10 miles away and the awarding winning, Beckington Farm Shop is just a short drive.

The market town of Frome itself is within approximately 2 miles providing a whole range of amenities and shopping facilities to include individual shops, supermarkets, swimming pool, theatre and cinema. The surrounding countryside is delightful with some attractive walks including Longleat and Stourhead.

There is a wide range of excellent schools in the area both public and private sectors including Downside at Stratton on the Fosse, Millfield at Street, Wells Cathedral School, Sunny Hill (Bruton School for Girls) and Kings School at Bruton.

The UNESCO World Heritage City of Bath is approximately 30 minute drive away and offers a wonderful array of chain and independent shopping, a fine selection of restaurants cafes and wine bars and many well respected cultural activities which include a world famous music and literary festival, the newly refurbished One Royal Crescent and Holborn Museums and many pre-London shows at The Theatre Royal. Other towns nearby include Warminster, Shepton Mallet, Wells, Bradford on Avon, Trowbridge and Westbury, the latter having a mainline railway station giving direct access to London Paddington. Communications include the M4 junction 18 (11 miles north of Bath) and access to the A303/M3 via Salisbury plain is nearby.

## General Information

Services: Water, electricity are connected. Sewage treatment plant.  
Heating: Air source heat pump  
Tenure: Freehold  
Council Tax Band: TBC  
EPC: Predicted C

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## Description

Lavender Stable is one of three properties within this development and it is a converted barn with an extension having 3 bedrooms, the master having an ensuite shower room a further bathroom, separate laundry area and an open plan living/kitchen/dining area. The property has the benefit of a good size level garden to the rear and is accessed via fully glazed bifold doors creating a beautiful inside out living. The property has underfloor heating throughout. To the front of the property there is ample parking with areas for further planting.

### Externally

The property is accessed by a five bar gate with ample parking to the front with planted borders. To the rear there is a good sized level garden and patio area together with a further area which lends itself to a home/office purpose built structure or a garden shed for storage together with a plant room.

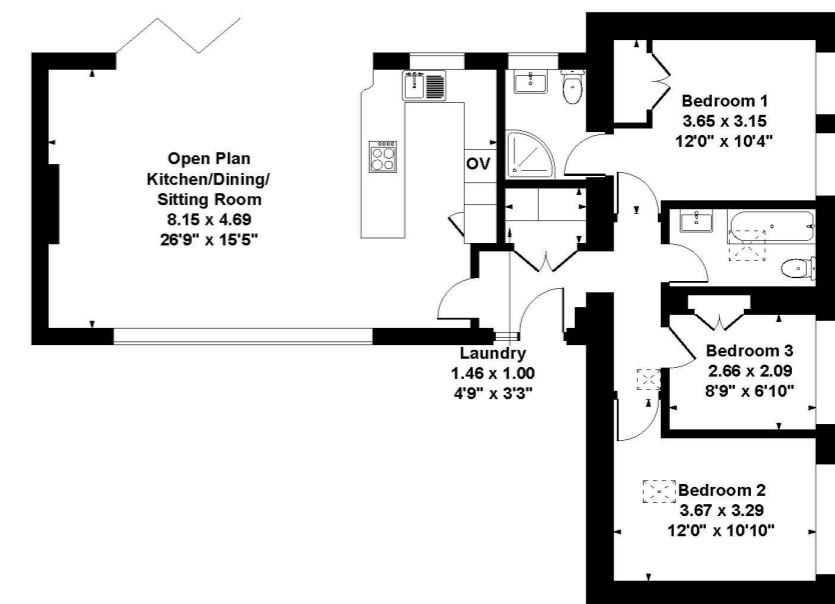
## Key Features

- 3 bedrooms
- Ensuite shower room
- Open plan living/dining/kitchen space
- Contemporary bathroom
- Peaceful location
- Ample parking
- Good size level rear garden
- Potential to purchase additional land
- Engineered oak flooring

## Floor Plan

### Lavender Stable, Court Farm, West Woodlands, Near Frome, BA11 5EN

Approximate Gross Internal Area  
Main House = 84 sq m (906 sq ft)



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Plan is for illustration purposes only. All features, door openings, and window locations are approximate.  
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