

# 1 Mount Pleasant,

Beckington, BA11 6SZ

COOPER  
AND  
TANNER



**£375,000 Freehold**

Nestled in the picturesque village of Beckington, this stone-built cottage is full of character. Offered for sale with no onward chain.

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 4  2  1 EPC N/R

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£375,000 Freehold

## DESCRIPTION

This late 17th Century Grade II listed property requires some renovations and modernisation and would create a wonderful family home in the heart of this extremely popular village.

The exterior features lovely honey-toned stone and stone mullion windows. While inside, exposed beams, and original stone fireplaces creating a cozy atmosphere with lots of original charm. The sitting room and dining room offer garden views.

Upstairs, four bedrooms provide unique character and views of the village and surrounding countryside.

## OUTSIDE

The gardens are a good size, predominantly laid to lawn and feature a patio/seating area with views across the village. The property also benefits from a separate garage at the bottom of the garden.

## ADDITIONAL INFORMATION

Gas fired central heating. All mains services are connected.

## LOCATION

The thriving village of Beckington offers a lively Anglican church, two public houses, the Mes Amis café/deli, 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, Orchardleigh Golf club, fishing, shooting and beautiful open countryside all on the doorstep.

The excellent farmers' co-operative, Mole Valley Farmers, where you can purchase a huge selection of goods and the award winning Whiterow Farm Shop, with a first-class butchery, fishmonger, bakery, and delicatessen are both nearby.

The historic market town of Frome is four miles away and features the highest number of listed buildings in Somerset. Longleat House and safari park and its many attractions are nearby. Private schools are to be found in Bath, Bruton, Castle Cary, Cranmore, Glastonbury, Street, Warminster, and Wells.









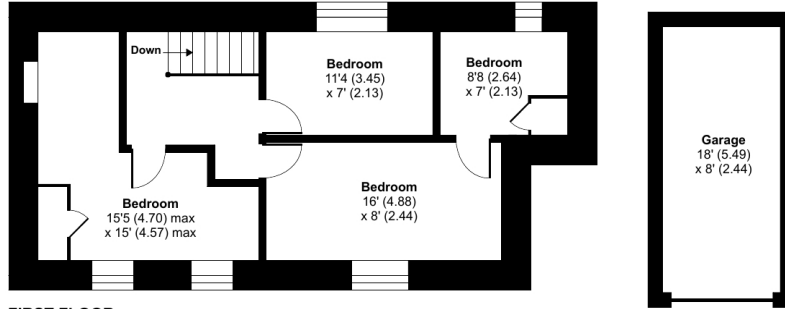
# Bath Road, BA11

Approximate Area = 1267 sq ft / 117.7 sq m

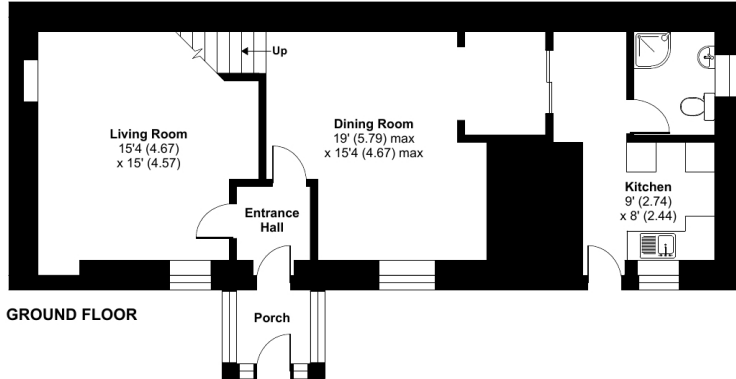
Garage = 144 sq ft / 13.4 sq m

Total = 1411 sq ft / 131.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Cooper and Tanner. REF: 1120059



## FROME OFFICE

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