



Titmarsh Farmhouse, Tytherington, BA11 5BN

£1,100,000 Freehold

COOPER
AND
TANNER



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Description

Titmarsh Farmhouse is an attractive and double fronted home with a substantial modern extension, an excellent combination of old and new which blend traditional features with well proportioned light and airy accommodation within this quiet rural location on the edge of Frome.

A charming original front door creates an excellent first impression leading into the house. The dining room features a fireplace and a window frames the front gardens. The family room is a dual aspect room with exposed beams and a Jetmaster fireplace takes centre stage. At the back of the house, forming part of the extension built in the early 2000's, a wonderfully light, triple aspect living room enjoys fabulous views across the gardens and countryside beyond. Doors spill out to the gardens and there is a wood burning stove.

The kitchen/breakfast room is a well- proportioned twin aspect space with a range of wall and base units, solid wooden worktops, lots of storage, room for a Range style oven and other appliances, space for a table and chairs and views over the gardens. There is also a conservatory, utility room and shower room with w.c., on the ground floor.

An impressive staircase with a two-storey glass feature wall overlooking the gardens leads up to the first-floor galleried landing. The master bedroom is a twin aspect light and airy space with a balcony, an en-suite and far-reaching views towards Cley Hill and Longleat woods. There are a further four bedrooms, all of which are double in size. The family bathroom includes a roll-top bath.

Outside

Approached via a quiet country lane, a gated driveway leads into a parking area which can comfortably take up to 10 cars. This is in addition to the triple car port which has a games room/home office above.

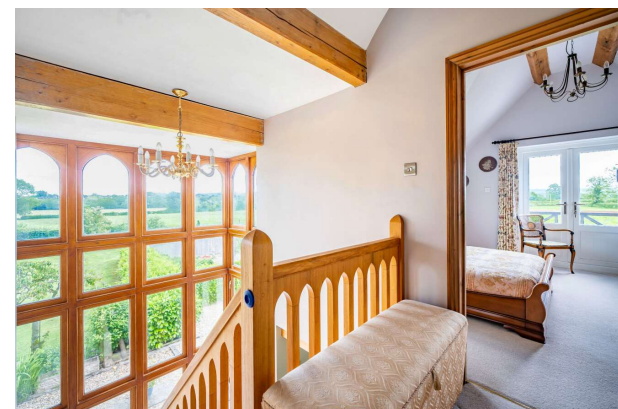
The gardens are a good size, mature and well stocked. There are a range of lawns, a pond, a number of beds and seating areas, a perfect space to enjoy the summer months and entertain friends and family.

Barn

There is also a very large barn which could suit a variety of uses. With the ability to hold several cars, it is an excellent workshop space and could potentially be converted (subject to planning).

Location

Tytherington is a very pretty rural spot on the outskirts of Frome and home to a fantastic complex with indoor pool, conference facilities and café. Frome offers a range of shopping facilities, sports centre, several cafés, a choice of pubs, local junior, middle and senior schools, theatres and a cinema. Private schools locally are excellent with Warminster School, Bruton School for girls, Sexey's, Kings and Millfield. Babington House private members' club and hotel is nearby. Bruton is just under 10 miles away and is home to Hauser & Wirth and their world class gallery, multi-purpose arts centre and Roth Bar and grill. Bath is just 18 miles north and Wells 18 miles west. The A361 gives access onto the A37 Bristol to Yeovil and A36 Bath to Salisbury. The A303 Mere Junction is less than 10 miles (M3 London to A36 Exeter). Mainline railway stations are located at Westbury (10 miles) London Paddington and Gillingham (15 miles) London Waterloo.











Local Information Tytherington

Local Council: Somerset

Council Tax Band: G

Heating: Oil fired central heating

Services: Mains water and electricity. Private drainage.

Tenure: Freehold



Motorway Links

- A303, A36
- M4, M5



Train Links

- Frome, Bath, Castle Cary
- Warminster, Westbury



Nearest Schools

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

Denotes restricted head height



Titmarsh Farmhouse, Tytherington, Frome, BA11

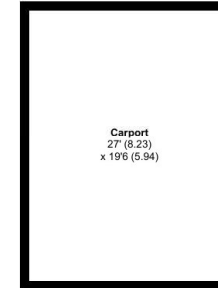
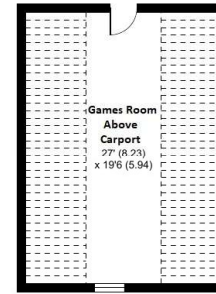
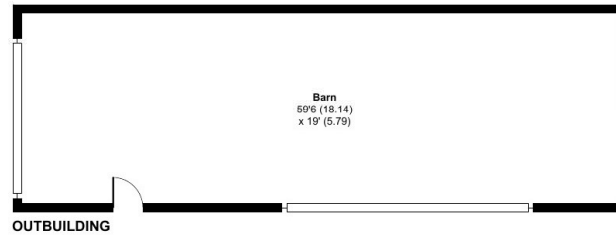
Approximate Area = 2615 sq ft / 242.9 sq m

Limited Use Area(s) = 373 sq ft / 34.6 sq m

Outbuilding = 1131 sq ft / 105 sq m

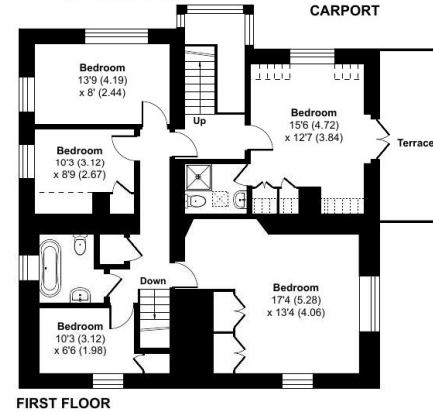
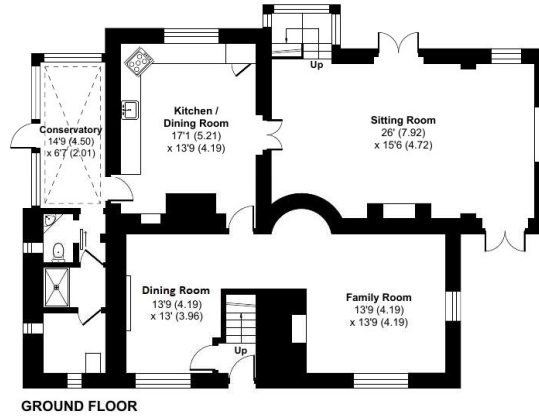
Total = 4119 sq ft / 382.5 sq m

For identification only - Not to scale



SECOND FLOOR

CARPORT



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1checcm 2024. Produced for Cooper and Tanner. REF: 1129862

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