



8 Bath Road, Beckington BA11 6SW

£775,000 Freehold

COOPER
AND
TANNER



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Description

In the heart of the highly regarded village of Beckington, this handsome Grade II listed former Baptist Manse is a substantial period home that combines elegant Georgian character with a thoughtfully designed contemporary extension and beautifully established private gardens. Set back from Bath Road, the property is approached via a private driveway providing parking for multiple vehicles. Traditional stone gate posts mark the entrance creating a pleasing sense of arrival as you approach the house.

The front door opens into a welcoming entrance hall where the home's period character is immediately evident. A decorative tiled floor runs throughout and an elegant staircase with exposed treads and a sweeping banister rises to the first floor. Original details such as a dado rail, oak panelled doors and useful understairs storage further enhance the space. From the hallway there is a WC, while to the rear a practical utility room provides additional storage, and space for laundry, along with a useful area for coats and boots with views over the garden.

The front reception room is a beautifully proportioned Georgian drawing room with high ceilings and sash windows complete with original shutters.

A fireplace with wood-burning stove provides a natural focal point and creates a warm and comfortable setting for both everyday living and entertaining. A second reception room offers a more relaxed family space, featuring an open fireplace and a window seat overlooking the gardens. To the rear of the house, a contemporary extension creates a superb open kitchen and dining area designed with modern living in mind. The bespoke Shaker-style kitchen is fitted with solid stone work surfaces, a Butler's sink and a Rangemaster range cooker, while the substantial central island incorporates a built-in wine fridge and provides generous preparation space as well as informal seating. Full-width aluminium bi-folding doors open onto the terrace, allowing the room to flow naturally out into the garden and making it an excellent space for entertaining and outdoor dining during the warmer months.

Upstairs, four well-proportioned bedrooms are arranged across the first floor, many enjoying dual aspects and tranquil views over the gardens. The family bathroom is classically styled, while above, a substantial 2nd floor, previously granted planning permission for conversion, presents compelling potential for further accommodation, whether as a master suite, studio or additional guest rooms.









Outside

To the rear lies a particularly enchanting garden, stone-walled and beautifully mature. Gently tiered lawns are framed by established trees and deep herbaceous borders, creating a series of intimate spaces that unfold towards a raised terrace at the far end, from which the house can be admired in its entirety. The paved sun terrace immediately behind the kitchen enjoys a Mediterranean feel, ideal for al fresco living. There is a large former summer house, in need of full restoration or replacement, offering exciting scope to reinstate as a home office, studio or guest retreat, subject to the necessary consents. Additional outbuildings and garden stores provide useful storage, and gated side access leads back to the front of the property.

Location

The thriving village of Beckington offers a lively Anglican church, two public houses, 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 4 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.



Local Information Spring Gardens

Local Council: Mendip

Council Tax Band: F

Heating: Gas central heating

Services: Mains water, electricity and drainage.

Tenure: Freehold



Motorway Links

- A303, A36,
- M4, M5



Train Links

- Frome, Bath,
- Warminster and Westbury



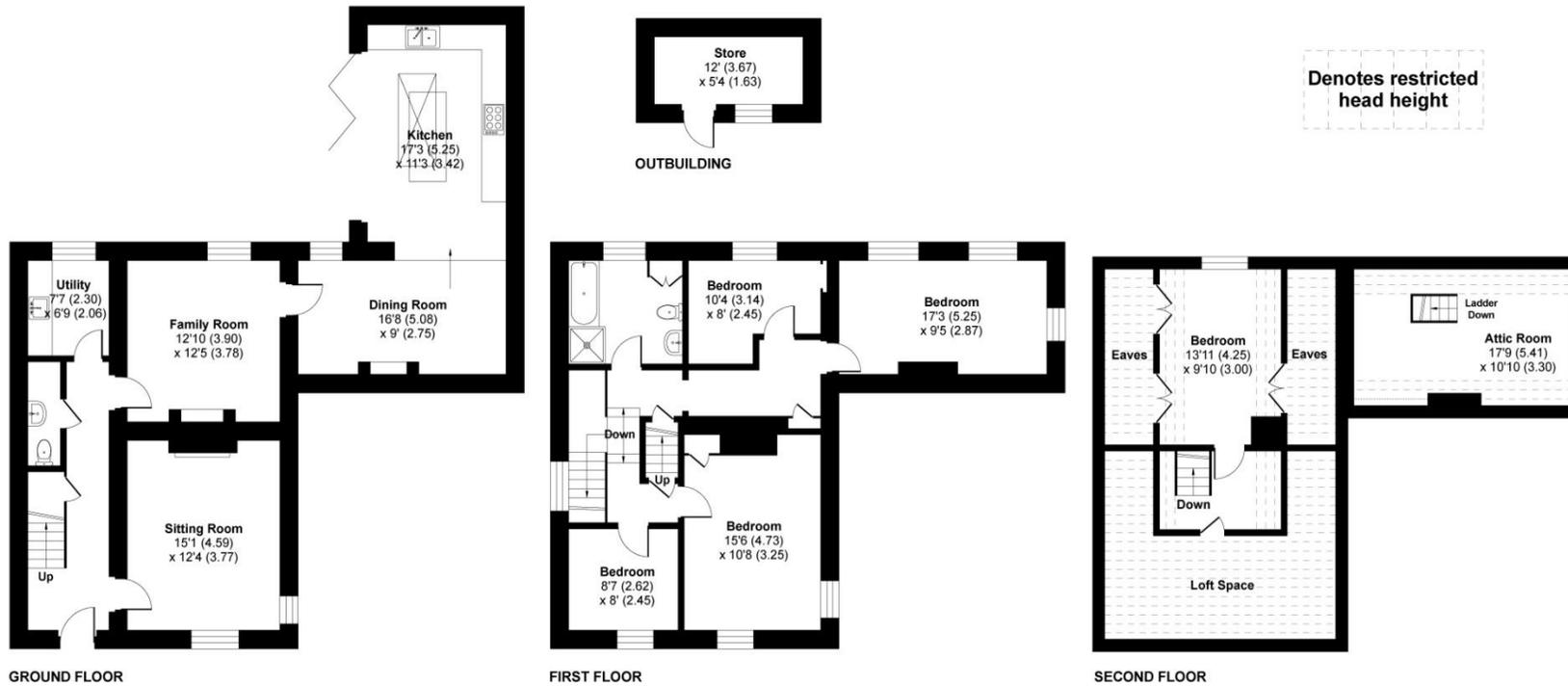
Nearest Schools

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

Bath Road, Beckington, Frome, BA11

Approximate Area = 1986 sq ft / 184.5 sq m
 Limited Use Area (s) = 492 sq ft / 45.7 sq m
 Outbuilding = 64 sq ft / 5.9 sq m
 Total = 2542 sq ft / 236.1 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). © nichecom 2026. Produced for Cooper and Tanner. REF: 1422540

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