



Leigh House, Court Lane, Standerwick, BA11 2PR

Offers Over £700,000 Freehold

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 5  4  3  0.637 of an acre EPC D

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Description

Leigh House is a well-proportioned detached family home in a semi-rural location on the outskirts of Frome with far reaching views towards Longleat Forest and set within 0.637 of an acre plot.

This period country home offers versatile accommodation arranged over two floors, retaining many original features. The property consists of an entrance hall with storage and downstairs WC, a spacious drawing room with a feature fireplace and dual aspect windows with views to the garden. The sitting room provides a cast iron gas fire and double-glazed door opening to the garden. The kitchen enjoys a variety of wall and base units, electric cooker and gas hob with the most amazing views overlooking the neighbouring land. There is a separate dining room with natural stone walls and door leading through to the sunroom/conservatory which benefits from self-cleaning glass, and doors to both sides leading to the gardens.

On the first floor are five bedrooms and a family bathroom all retaining the original panelled solid wood doors. There are two single bedrooms, both of good sizes and three doubles, with the second bedroom featuring an en-suite with shower, wash hand basin and w.c. There are beautiful views of the land beyond. Bedroom one also benefits from a wash hand basin. The family bathroom which provides a large separate shower, WC and wash hand basin, there is also a large storage cupboard in the bathroom.

Outside

The property sits in the middle of a generous plot. To the front of the property is a large lawned area bordered by a variety of mature hedging, shrubs and fruit trees. There are multiple private seating areas enjoying views of the land beyond. There is a large driveway allowing parking for several vehicles and a triple garage with an electric supply and natural light. The main garden lies to the rear and sides of the property.

Directly behind there is a patio seating area covered by a pergola with mature grape vine growing above. There is also a large lawned area with a selection of mature and fruiting trees, flowers, herbaceous borders, hedging and a stone-built wood store. At the bottom of the garden are two metal garden stores, more fruit trees and a brick-built store.

Location

The hamlet of Standerwick is situated around the A36 south of Bath, which is just thirteen miles away. The village has a friendly pub, the excellent farmers' co-operative, Mole Valley Farmers, where you can purchase a huge selection of goods, and Frome Livestock Market. Nearby is the award winning Whiterow Farm Shop, with a first-class butchery, fishmonger, bakery, delicatessen, florist, gift shop and restaurant. The thriving village of Beckington is close by and offers 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, golf, fishing, tennis, shooting and beautiful open countryside all on the doorstep. The historic market town of Frome is four miles away and features the highest number of listed buildings in Somerset. Frome offers a range of shopping facilities, a leisure centre, several cafés, pubs, local junior, middle and senior schools, two theatres, cinema and a number of events venues. Private schools are to be found in Wells, Bruton, Bath, Warminster, Cranmore, Beckington, Glastonbury and Street. Railway connections at Frome, Westbury and Bath for London Paddington and Warminster and Gillingham for London Waterloo. Communication links are excellent with Bath and Bristol within commuting distance and the A303, A36 & M4 & M5 all within easy reach. The beautiful Somerset countryside provides a variety of leisure pursuits and Babington House (country house hotel and private members' club) is at nearby Mells.











Local Information Standerwick

Local Council: Mendip District

Council Tax Band: F

Heating: Gas heating

Services: Mains electricity, gas and water. Private drainage.

Tenure: Freehold



Motorway Links

- A303, A36
- M4, M5



Train Links

- Frome, Bath
- Warminster and Westbury



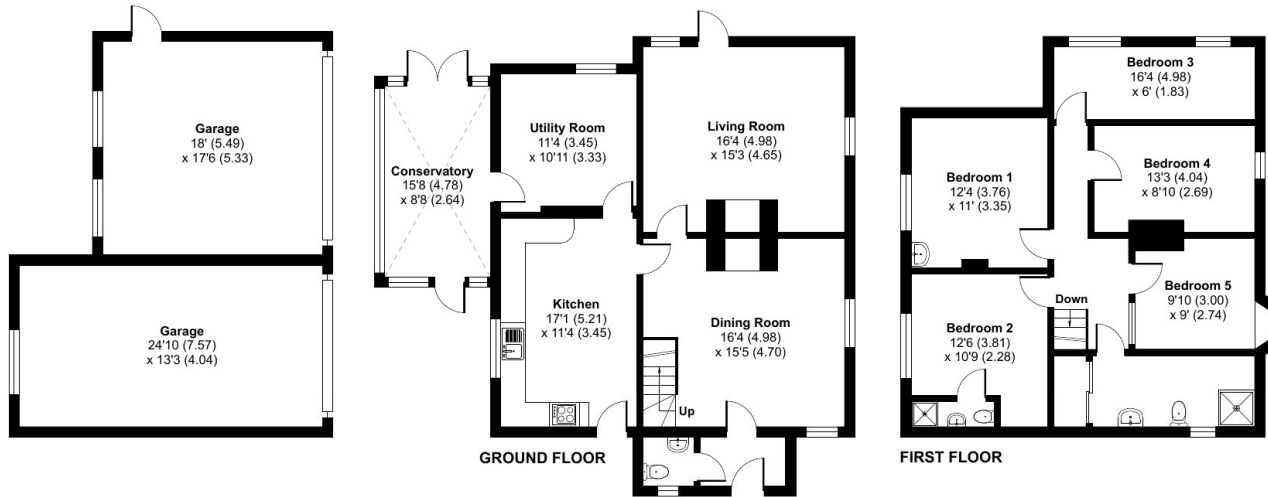
Nearest Schools

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

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Approximate Area = 2515 sq ft / 233.6 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Cooper and Tanner. REF: 950609

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