



Horseshoe Lodge, Stubbs Lane, Beckington, Somerset BA11 6TE

£2,300,000 Freehold

COOPER
AND
TANNER



Horseshoe Lodge, Stubbs Lane Beckington, Somerset, BA11 6TE

 8  4  6  7.5 acres EPC D

£2,300,000 Freehold

Description

Horseshoe Lodge is a beautifully appointed country house set in about 7.5 acres of gardens, grounds and paddocks. The house and gardens have lovely views over one of the paddocks to the River Frome and the Orchardleigh Estate beyond.

Set at the end of a tree lined driveway in a country estate setting, on the Dairy House Estate, this outstanding property occupies a glorious rural position but is hidden just minutes from the centre of a popular and vibrant village and is close to Frome, Bath and Bruton.

Accommodation

The well-appointed and versatile accommodation is predominantly on the ground floor with bedrooms and bathrooms on the ground and 3 bedrooms and two bathrooms on the first floor. The house is currently presented as a five-bedroom house and a three-bedroom annexe with a temporary dividing wall from the kitchen.

Stone pillars with electric gates lead to a large, gravelled parking area. A stone entrance porch leads into a vaulted drawing room with exposed beams and a fireplace with wood burning stove; double doors lead into the courtyard. The dining room overlooks the drawing room and has the

space to host a large dinner party or family event and makes this a super entertaining space. A step leads up into a sitting room with woodburning stove, bespoke fitted bookcases and a stone tiled floor.

The kitchen is a fantastic space and is the focal point of the house; it is a light and bright with double doors onto the courtyard and views running down to the river. Fitted with a bespoke range of wall and floor cabinets with a central island, finished with a granite work surfaces and a stone tiled floor. A four oven Aga is fitted with a canopy and an extractor fan inset, there is a built-in electric hob and microwave oven.

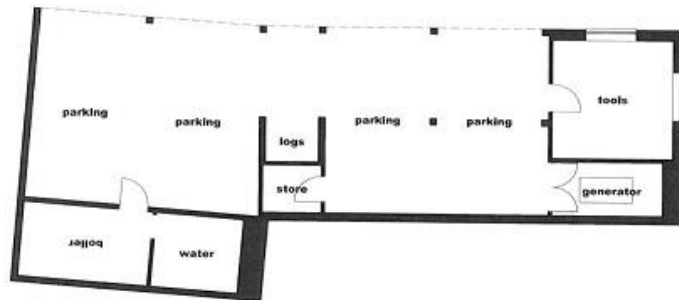
There are two spacious cloak/utility rooms (one is a kitchen for the annexe) and several storerooms including a temperature-controlled wine store. There is also a 'man cave' with sitting area and bar/kitchenette. The principal bedroom suite is located on the ground floor with double doors overlooking the gardens and has a dressing room and an ensuite bathroom. There are four further bedrooms on the ground floor. The staircase in the drawing room leads to a further three bedrooms on the first floor served by two shower rooms. The property is fitted to a very high standard throughout with very flexible living space that will suit multi-generational living or those needing to work from home.







GROUND FLOOR PLAN



LODGE GROUND FLOOR INTERNAL AREA = 5517 SQ.FT. = 512.57 SQ. METRES

GARAGE BUILDING INTERNAL FLOOR AREA = 1520 SQ.FT. = 141.22 SQ. METRES

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Client: **MR G THOMAS**
 Job: **DAIRY HOUSE ESTATE, STUBBS LANE, BECKINGTON**
 Title: **LODGE AND GARAGE GROUND FLOOR PLAN**
 Scales: **1:100** Date: **NOV 2021** Ref No: **2334 / 01**



5.2 acres

Dairy House Farm

Drain

2.24 acres

Track

Reservoir



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Outside

The house is set on three sides around a central courtyard that provides a super outdoor living space. Paved with flag stones and planted with mature trees and beautiful English roses, there is an outdoor pizza oven, firepit area and ample space for dining and lounging. Steps lead down to the gardens and there are fine views across the lawns over the paddock below and towards the river. The paddocks to the front and rear are all in permanent pasture and the paddock at the front has access to the riverbank.

Location

The thriving village of Beckington has two public houses, deli, tennis, football, and cricket clubs, village hall, village school and Springmead private day nursery and prep school, award winning Whiterow Farm Shop, with a first-class butchery, fishmonger, bakery, delicatessen, florist, gift shop and fish and chip shop. Recreational facilities locally are good with golf, fishing, tennis, shooting and beautiful open countryside all on the doorstep. Railway connections are 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 Mellis, and the outstanding Newt at Hadspen with its breathtaking gardens and boutique hotel and restaurant.

Agents Notes

Fishing. The seller will grant access to the river for the purpose of fishing.

Footpaths. Two footpaths cross the separate rear paddock.

Shooting. The seller is retaining the remainder of the estate and the adjoining land. This includes an active pheasant shoot. On shoot days, the seller will retain the right to stand guns in the separate rear paddock, to use the track that crosses the front (river) paddock to gain access to the retained land and to retrieve birds. NB: guns will not stand in the front (river) paddock.

Covenant. The front paddock will be subject to a covenant restricting the erection of buildings.

Well. Access retained over separate rear paddock. Further information available on all the above. (Brochure Version 1)



Information

Local Council: Mendip District Council

Council Tax Band: G

Heating: Oil fired central heating

Services: Mains water – sub metered from the farm supply; shared pumps located in garage buildings. Private drainage – two systems, shared use and maintenance with The Cottage and adjoining office building. Main electricity. Further details available.

Tenure: Freehold.



Motorway Links

- A303. A36
- M5. M4



Train Links

- Frome. Westbury
- Bath



Nearest Schools

- Beckington. Frome
- Bruton. Bath. Warminster



FROME OFFICE

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