

# Penstone House,

Gare Hill, Frome BA11 5EY



Guide price £525,000 - £550,000 Freehold

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A detached cottage in a stunning location with good size gardens and incredible far reaching rural views. Offered for sale in need of modernisation and with the benefit of no onward chain.



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## Guide price £525,000 - £550,000 Freehold

### DESCRIPTION

Penstone House is a detached cottage in a stunning, rural, quiet spot with fabulous far reaching countryside views and within a short drive of Frome.

Currently in need of some modernisation, this charming home represents an exciting opportunity for the new owner to add their mark to. The attractive pitched porch leads you to the front door which in turn, leads into the sitting room. This is a cosy sun trap with an enviable outlook across surrounding countryside and an attractive fireplace taking centre stage. The dining room also enjoys the views to the front, a working wood burning stove and links through to the kitchen, an excellent arrangement for those with families and those that enjoy entertaining. The kitchen includes a range of wall and base units with space for appliances. To the back of the house, looking across most of the gardens, there is a fabulous sun lounge with lots of natural light and an excellent space to entertain. There is also a utility room, a downstairs w.c. and a conservatory on the ground floor.

On the first floor, the views keep getting better. To the front of the house there are two bedrooms and the family bathroom. The master is an excellent size, includes plenty of built in wardrobes and enjoys two windows to the front, taking full advantage of the views. To the back of the house there are a further two bedrooms, one large double with triple windows looking across the gardens and a small single bedroom.

### OUTSIDE

Penstone House enjoys a great plot with gated driveway

parking, a tandem garage and extensive and mature gardens. The gardens predominantly to the rear and include level areas of lawn decorated with a variety of plants and shrubs with plenty of space for the keen gardener to get their teeth stuck into. There is also a greenhouse.

### ADDITIONAL INFORMATION

Mains electricity and water connected. No gas connected. Private septic tank drainage.

### LOCATION

The property is situated in the highly sought after hamlet of Gare Hill which sits in an Area of Outstanding Natural Beauty. Gare Hill is set amongst the woodland of The Duke of Somerset on the Somerset/Wiltshire border, some 3 miles southeast of Trudoxhill and nearly 4 miles to the northwest of Maiden Bradley. There are further amenities in the nearby market town of Frome (approximately 6 miles) which has an extensive range of facilities including a range of supermarkets, local shops, cafes, theatres, cinema and regular farmer's market. Also within 7 miles is the town of Bruton with its fashionable Hauser and Wirth gallery, Roth Bar and Farm shop. There is a bustling high street and well performing independent schools. The Georgian City of Bath is approximately 22 miles away and provides a fashionable compact centre with a fine theatre, famous array of historic sites and museums and Thermae Spa. Excellent schooling is available in the area in both the private and state sectors close by. The National Trust house and gardens at Stourhead are within 5 miles.



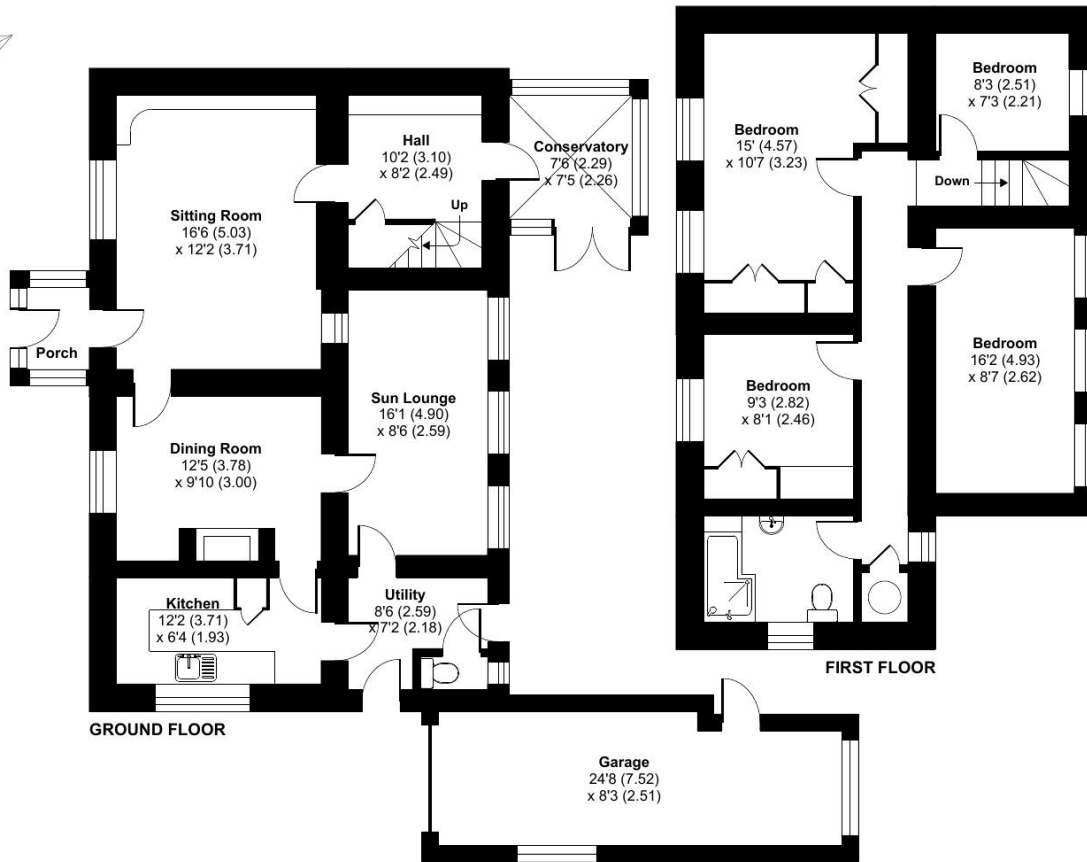




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Approximate Area = 1830 sq ft / 170 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Cooper and Tanner. REF: 1228286



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