



Keepers Cottage, Orchardleigh, BA11 2PH

£975,000 Freehold

COOPER  
AND  
TANNER



# Keepers Cottage, Orchardleigh, BA11 2PH

 3  2  2  1 Acre approximately EPC N/R

£975,000 Freehold

## Description

Built in 1864, this former gamekeeper's cottage is an attractive Grade II listed house set in approximately an acre and a quarter of glorious grounds with the added benefit of a self-contained and detached outbuilding which provides ancillary accommodation and a multitude of other uses.

On the ground floor there is an entrance hall opening into the house with immediate access to the kitchen, the dining room and the ground floor shower room. The kitchen is well appointed and complete with a range of wall and base units topped with solid wood works surfaces. Dual aspect windows fill the space with natural light and provide views across the beautiful gardens. There is room for a table and chairs and space for appliances. The dining room is also a dual aspect room with good levels of natural light and features an old bread oven. The living room is a fantastic space, very well proportioned and dual aspect with wonderful views over the gardens. A wood burning stove takes centre stage. A door leads out to a porch providing direct access into the gardens.

On the first floor there are three bedrooms, two good size doubles and one small double. The master is an impressive size and is complete with plenty of fitted storage and views across the grounds and over Orchardleigh Estate. There is also a family bathroom on the first floor.

## Studio

An adjacent fully insulated cedar clad studio provides ancillary accommodation and a host of various uses. It is divided into three principal rooms (one of which is self-contained from the other two) together with a kitchen and cloakroom. The large main room is a brightly lit space with a solid oak floor, that has been used as a yoga studio, meetings and games room.

## Outside

Keepers Cottage is approached via a driveway leading to a large area of hardstanding providing parking for multiple vehicles. The grounds in total measure approximately 1.25 acres and include large lawns that are bordered and decorated by a wide variety of plants, shrubs, and trees. There is a deep well on the site with an electric pump that can provide water for the garden. There are very productive growing areas, an ornamental fishpond, two patio/seating areas and a large wild paddock housing an orchard. The gardens enjoy an excellent degree of privacy.

## Location

Orchardleigh is a country estate north of Frome and comprises of a beautiful stately home, a historic island church, a lake and an 18-hole golf course and lies approximately two miles from the popular market town of Frome. Babington House country house hotel for private members is just 4 miles, and the village of Mells is also only 4 miles with a village shop and The Talbot Inn.











**Local Council:** Somerset

**Council Tax Band:** F

**Heating:** Oil fired central heating

**Services:** Mains water. Private water and drainage

**Tenure:** Freehold



**Motorway Links**

- A303, A36
- M4, M5



**Train Links**

- Frome, Bath, Bristol
- Warminster, Westbury



**Nearest Schools**

- Frome, Mells, Beckington, Bruton
- Street, Warminster and Wells



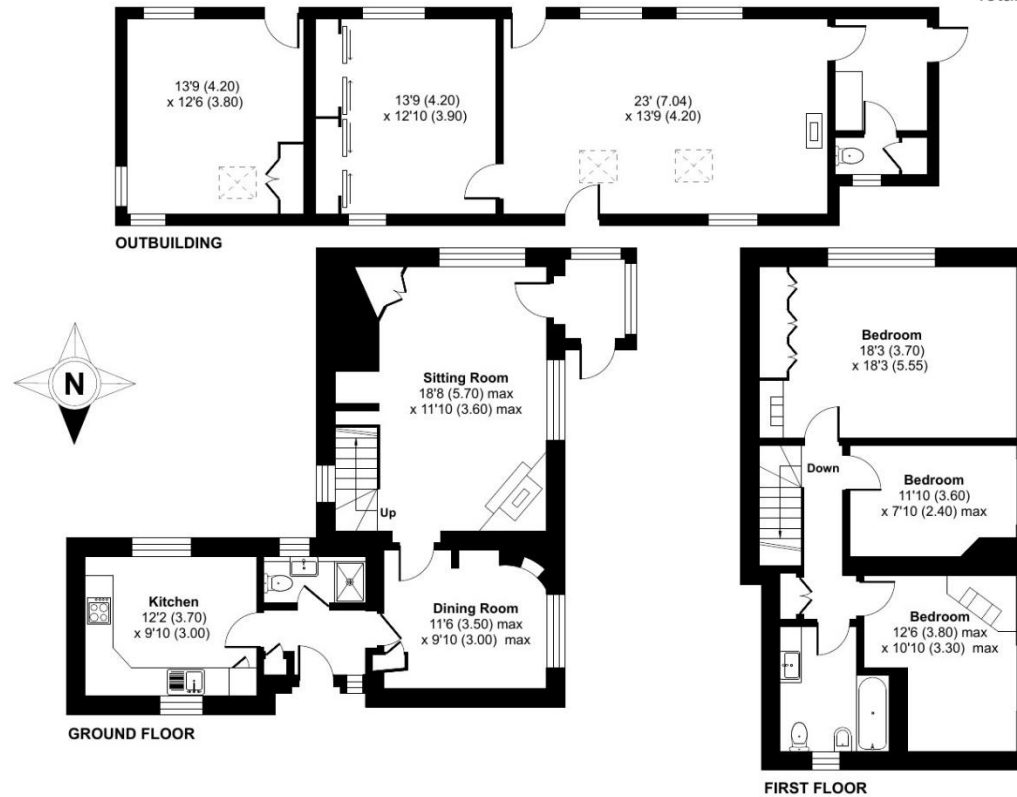
# Orchardleigh, Frome, BA11

Approximate Area = 1245 sq ft / 115.6 sq m

Outbuilding = 749 sq ft / 69.5 sq m

Total = 1994 sq ft / 185.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Cooper and Tanner. REF: 1178398

## FROME OFFICE

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