



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

£1,950,000 Freehold

COOPER  
AND  
TANNER



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## Description

Horseshoe Lodge is a beautifully appointed country house set in glorious gardens and grounds. The house and gardens have lovely views towards 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 3 bedrooms and bathrooms on the ground floor and 3 bedrooms and two bathrooms on the first floor.

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 formal dining room overlooks the drawing room and has the space to host a large dinner party or family event and makes these two rooms a superb entertaining space. A step leads up into a dining 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 is a spacious utility room, a kitchenette, laundry room, cloakroom and storerooms including a temperature-controlled wine store. There is also a gym with shower room, a games room with bar and a study that overlooks the gardens and adjoining shower room.

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 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.





Approximate Floor Area = 590.4 sq m / 6355 sq ft (Excluding Carport / Bin Store)  
 Outbuilding = 24.5 sq m / 264 sq ft  
 Total = 614.9 sq m / 6619 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.



## 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.

A large gravel parking area lies to the front of the house and to the rear is a quadruple carport with workshop, stores and plant room.

## 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.



### 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



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