

# 1 Sandy Lane, Beckington, BA11 6ST

COOPER  
AND  
TANNER



£700,000 Freehold

Positioned on a corner plot, in a very sought-after village, this detached two storey property comes with the added benefit of a self-contained and completely detached annex.

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## DESCRIPTION

1 Sandy Lane is a spacious, detached, two storey family home with a self-contained annex, large mature gardens and driveway parking. All in all, the plot measures approximately 0.21 of an acre and is conveniently positioned towards the centre of this sought after village.

The main house provides a well-proportioned dual aspect living room with a lovely outlook across the gardens and a feature fireplace taking centre stage. There is a very spacious dining room, which is also dual aspect with space for a large table and chairs and other furniture. The dining room is open planned through to the very smart and well-appointed kitchen, an arrangement which works perfectly for family life and indeed anybody who enjoys entertaining. There is a ground floor shower room, a utility room and a double bedroom also on the ground floor.

On the first floor there are two bedrooms and a family bathroom.

## OUTSIDE

There is driveway parking for multiple vehicles. The well stocked wrap around gardens are decorated by an array of plants, shrubs and trees providing colour throughout the year and also providing useful screening adding privacy.

Adjacent to the main house is a self-contained and detached building which has been converted into a very smart studio annex.

This beautifully presented space offers an excellent income opportunity and also gives flexibility for anyone looking for multi-generational living and/or likes to have guests regularly.

Link to the Air B&B advert - <https://abnb.me/QkZJos0f4Eb>.

## AGENT'S NOTE

Planning has been approved to clad the building, making the aesthetics far more contemporary and attractive and there are also plans approved for large dormer windows to be installed which would transform the first-floor space.

## LOCATION

The thriving village of Beckington offers a lively Anglican church, two public houses, the Mes Amis café/deli, 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, Orchardleigh Golf club, fishing, shooting and beautiful open countryside all on the doorstep. The excellent farmers' co-operative, Mole Valley Farmers, where you can purchase a huge selection of goods and the award winning Whiterow Farm Shop, with a first-class butchery, fishmonger, bakery, and delicatessen are both nearby. The historic market town of Frome is four miles away and features the highest number of listed buildings in Somerset. Longleat House and safari park and its many attractions are nearby. Private schools are to be found in Bath, Bruton, Castle Cary, Cranmore, Glastonbury, Street, Warminster, and Wells.





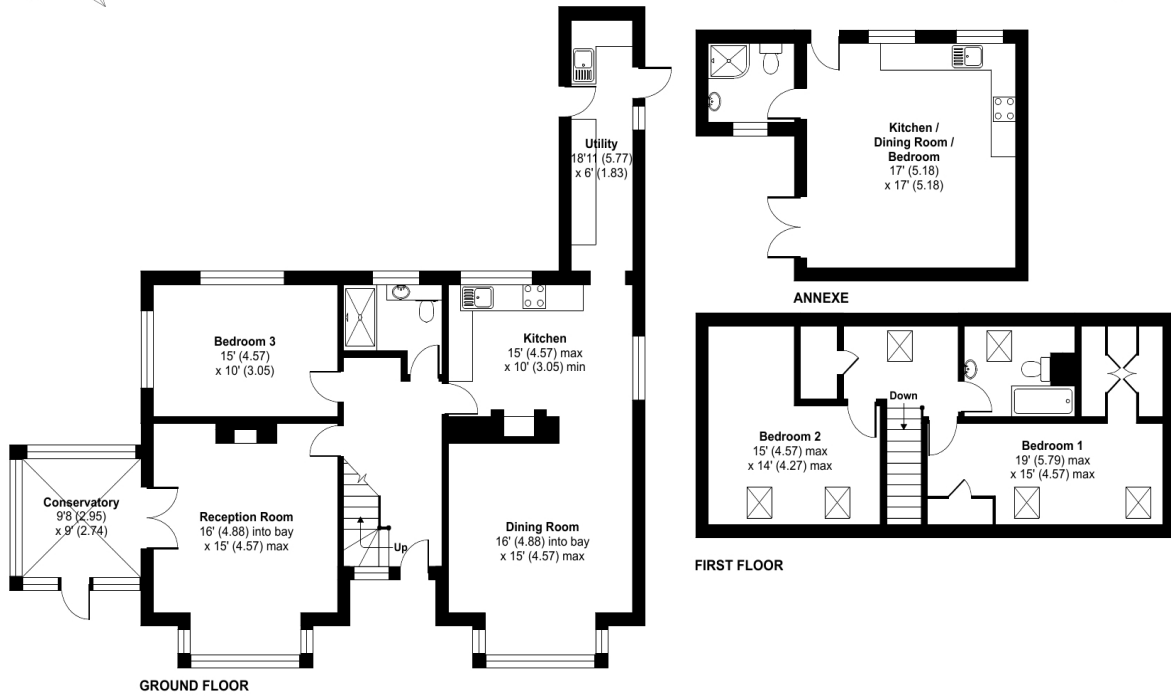
# Sandy Lane, Beckington, Frome, BA11

Approximate Area = 1745 sq ft / 162.1 sq m

Annexe = 337 sq ft / 31.3 sq m

Total = 2082 sq ft / 193.4 sq m

For identification only - Not to scale



**Certified  
Property  
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Cooper and Tanner. REF: 1061483



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