



Brookfield Cottage

Laverton

Nr Bath

BA2 7QZ

An immaculately presented 4/5 bedroom detached home set in a quiet hamlet with stunning views over the adjoining countryside boasting a stunning Neptune kitchen, ensuite facilities and dressing room, beautiful and well stocked gardens and off road parking.

Property Features

- 4/5 bedrooms
- 2 sitting rooms
- Neptune kitchen and utility
- Far reaching views
- Manicured garden
- Parking

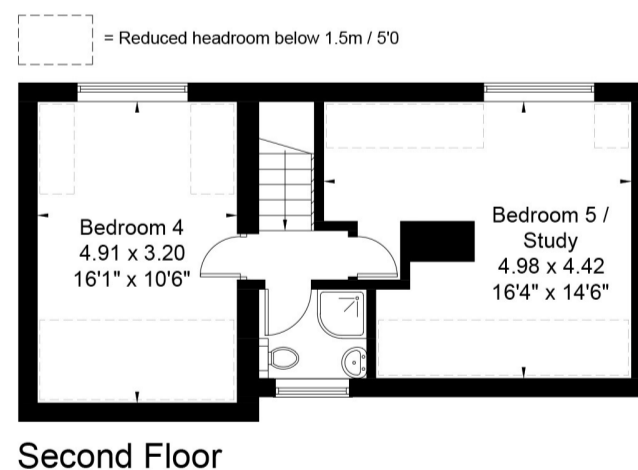
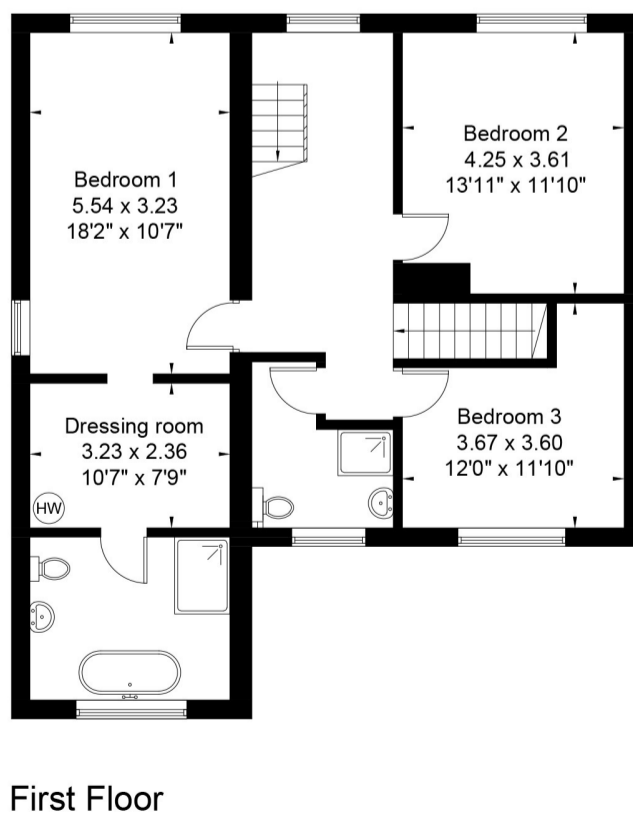
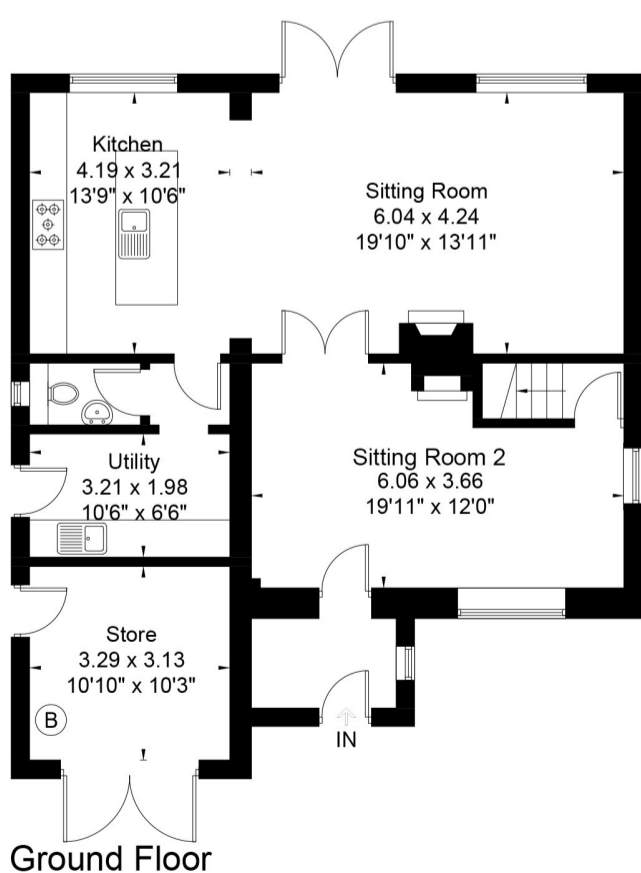
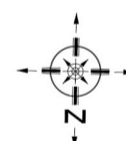
Offers in Excess of

Tenure: Freehold

£995,000

Brookfield Cottage, Laverton, BA2 7QZ

Approximate Gross Internal Area = 223.6 sq m / 2406 sq ft



Accommodation

Ground Floor

Entrance Porch

With pitched roof, solid oak front door, engineered oak flooring, side aspect double glazed window with plantation shutters, radiator and door through to sitting room 2.

Sitting Room 2

With oak flooring, double doors leading through to the open plan kitchen/dining and sitting room, fireplace with Bath stone hearth, inset wood burning stove, dual aspect room to front and side with double glazed windows, shutters and double panelled radiator. Further door leads to the staircase.

Open Plan Kitchen/Dining and Sitting Room

Sitting Area

With double panelled radiator, engineered oak flooring, double glazed wooden window to rear aspect, JetMaster fire set into Bath stone fireplace with matching mantle and hearth.

Dining Area

With engineered oak flooring, large glazed double doors leading out onto the garden.

Kitchen Area

With engineered oak flooring, rear aspect wooden framed double glazed window, range of Shaker-style in frame Neptune units, cupboards and drawers, matching central island with breakfast bar, Silestone worksurface and upstand, inset ceramic Belfast sink, Quooker tap, space for 1½ width range, integrated Neff dishwasher and fridge/freezer, part tiled walls, down lighting, larder unit, radiator and door through to inner lobby.

Cloakroom

With low flush WC, wall mounted wash hand basin, mixer tap, frosted double glazed window to side aspect, single panel radiator and part tiled walls.

Utility Room

With matching range of eye and base level units to the kitchen, dresser with drawers, Silestone worksurface, 1¼ bowl ceramic sink, mixer tap, rinsing hose, space and plumbing for washing machine and tumble dryer, built in fridge/freezer, panelled radiator, downlighting, high level consumer unit and stable style side door giving access to the gated passageway from the front to the rear.

First Floor

Landing

With stairs rising to second floor, radiator, double glazed window to rear aspect taking in the wonderful view over the manicured garden and to the rolling fields beyond.

Bedroom 1

Being dual aspect to rear and side with wonderful views, 2 radiators, open doorway through to walk in wardrobes and dressing area which houses the pressurised hot water cylinder, hanging rails and door through to en-suite bathroom.

En-Suite Bathroom

Comprising low flush WC, multi-drawer Neptune vanity unit, marble top, mixer tap, inset wash hand basin, 1½ width glazed shower unit, thermostatic chrome shower riser and monsoon shower head, double ended, claw foot roll top bath, mixer tap, telephone style shower attachment, dual fuel ladder style towel rail, wall lights, downlighting, extractor fan, tiled flooring and wooden framed double-glazed window with plantation shutters to front.

Bedroom 2

With double glazed window to rear aspect, and double panelled radiator.

Bedroom 3

With double glazed window to front aspect, working shutters, double panelled radiator, recess for wardrobe.

Family Shower Room

With glazed shower unit, thermostatic chrome shower with rise and monsoon shower head, low flush WC with concealed cistern, vanity unit, marble top, wash hand basin inset with mixer tap, water heated antique style towel rail, radiator, frosted front aspect window, working shutters and wall lighting.

Second Floor

Landing

With doors to all rooms.

Shower Room

With corner shower unit, wash hand basin set into vanity cupboard with mixer tap, low flush WC with concealed cistern, extractor fan, downlighting, tiled flooring, panelled radiator, front aspect frosted double glazed window.

Bedroom 4

With exposed perming, radiator, rear aspect dormer window, working shutters, downlighting and reading lamps.

Attic Room

Ideal snug/study/studio with eaves storage, radiator, downlighting, wall lighting, window to rear aspect with working shutters and fine rear aspect views.

Externally

To the front of the property there is a small garden with mature holly tree and driveway providing hard standing and off-road parking for 2 or 3 vehicles. Oil tank. Side access leading to the rear garden. There is also a store room which houses the recently installed boiler and retains the garage doors to front. Store room can also be accessed from the side door .

The south facing rear garden firstly has an area of shingle terrace, with beautiful views and steps down to a circular lavender lined lawn with well-stocked flowering borders. Beyond the stone dividing wall, a path leads past brick block patio areas down to the vegetable garden. The septic tank is hidden by well-stocked borders. Further steps lead down to a final area of garden with a Hartley Botanic traditional style greenhouse with brick block patio surround. The garden is enclosed by stonewalling, privacy fencing and mature hedgerow.



Situation

Laverton is a quiet village, with a small, beautiful church. There is an excellent local pub in neighbouring Norton St Phillip: The George, a 14th-century coaching inn with a beer garden and amazing elevated views of The Mead, is a 1.7 mile walk through quiet country lanes.

North Somerset's most popular highlights are also easily reachable from Laverton. The area is well-renowned for its cultural and culinary highlights, Bruton's excellent food offerings - the Michelin-starred Osip, The Old Pharmacy, At the Chapel, The Newt - as well as Hauser and Wirth, can be easily reached by car, and Frome is also close by. Frome's lively community of independent shops, creative businesses and eateries include Rye Bakery, Projects Frome, Moo and Two, Frome Hardware, Eight Stony Street, and Frome Reclamation Yard. The Frome Independent, a monthly market showcasing local artisans and food producers has also helped put Frome on the map, attracting over 80,000 visitors annually.

For fresh food and farm produce, there are plenty of independent growers and dairies to choose from. Westcombe Dairy is a go-to for award-winning cheese and charcuterie, and Landrace Bakery's new outpost is now conveniently on-site, offering sourdough bread made from stoneground UK grains milled at the new Landrace Mill. A good selection of farm shops for organic produce are also nearby.

The villages of Mells and Nunney are close by. Nunney is characterised by its historic centre and, most notably, its picturesque moated medieval castle built in the 1370s by a local knight, Sir John de la Mare. The village has a popular local pub, The George Inn. A popular spot for Sunday lunch is The Talbot Inn in Mells or wood-fired pizza from The Walled Garden opposite.

The city of Bath is just 20 minutes by car and provides direct train links to London Paddington in one hour and 30 minutes. Westbury train station is a 20-minute drive away and also provides direct links to London.

Description

Brookfield Cottage is a delightful house set just a few minutes from Frome. Fully refurbished in the very recent past, the property offers exceptionally well presented accommodation with high quality materials.

The entrance porch leads to the front sitting room with a welcoming wood burning stove and double doors through to the open plan space running the width of the building and giving kitchen/dining/living room. The kitchen itself offers a full range of Neptune units and built in Neff appliances and a matching utility room with secondary fridge freezer. The open plan nature of this room is enhanced by views and access out to the pretty garden with great countryside views.

The upper floors offer 4 bedrooms, a further occasional bedroom or study, dressing room and ensuite to the main bedroom and two further shower rooms.

The garden to the rear is a paradise of lavender lined pathways, flowering borders and rose bushes. It has many seating areas to take in the vista and also vegetable beds and green house.

General Information

Services: All main services are connected

Drainage: Septic tank

Heating: Full oil fired central heating

Tenure: Freehold

Council Tax Band: F

Agents Note: Cat 5 cabling throughout the house

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