



Row Court, Laverton, BA2 7RA

£850,000 Freehold

COOPER  
AND  
TANNER



# Row Court, Laverton, BA2 7RA

 4  2  2 EPC N/R

£850,000 Freehold

## Description

Row Court is a Grade II listed, stone built, quintessential family home with a self-contained annex, that occupies extensive grounds of approximately 1/3 of an acre, within this sought-after village between Frome and Bath.

The main house has been updated by our current vendors; however, it does still require a little more work and offers huge potential. The entrance hall opens into the house and is an excellent size, currently housing a piano. The living room is dual aspect and features beautiful, exposed beams. An inglenook fireplace houses an open fire which takes centre stage and is perfect for those winter evenings. The kitchen/dining room is an open plan, family friendly and sociable space which is complete with a range of kitchen units, attractive worktops, plenty of natural light and space for a table that could comfortably seat eight. Doors from this area lead to a handy larder/utility and a spacious conservatory. There is also a ground floor double bedroom and a bathroom.

On the first floor there is a master bedroom with charming, exposed Apex beams. There are also two single bedrooms and the family bathroom.

## Outside

Externally the house is approached via a gated driveway that provides plenty of secure parking. The gardens have been beautifully landscaped and are exceptionally productive, with a number of fruit trees and cages, along with the wonderful large lawn, an area for chickens and various flower beds filled with colour. A timber built outhouse currently provides a work space and there is also a separate gardener's loo.

## Annex

There is an outstanding self-contained one-bedroom annex that represents an ideal opportunity for somebody looking for a readymade income or perhaps a multi-generational family set up. Finished in wood clad, this magnificent conversion has been completed in the last three years with lots of natural light and open planned space. There is a large open plan living/dining/kitchen area with views across the gardens and a double bedroom and a shower room. There is also a mezzanine space above that could suit a variety of uses.

## Location

The very pretty and sought-after village of Laverton lies to the south of Bath and was originally part of the neighbouring Orchardleigh Estate, now an excellent golf course and wedding venue.

The nearby town of Frome is an historic market town with many notable buildings and features the highest number of listed buildings in Somerset. Frome offers a range of shopping facilities, a sports centre, several cafés, a choice of pubs, local junior, middle and senior schools, several theatres and a cinema.

Private schools are to be found in Wells, Bath, Warminster, Cranmore, Beckington, Glastonbury and Street. Bath and Bristol are within commuting distance, and the local railway station connects at Westbury for London, Paddington. In the nearby locality, the local state schools of Kilmersdon and Mells each have excellent OFSTED reports, whilst the independent schools in the immediate area are Beckington, All Hallows and Downside; Nearby Kings Bruton, Sunny Hill and Sexey's are only a short distance away in Bruton, as are Millfield and Wells Cathedral Schools. The private members' club Babington House is situated within approximately 5 miles.











Local Information Laverton

**Local Council:** Mendip

**Council Tax Band:** G

**Heating:** LPG

**Services:** Main's electricity and water. Private drainage

**Tenure:** Freehold



**Motorway Links**

- A303, A36
- M4, M5



**Train Links**

- Frome, Bath, Bristol
- Warminster and Westbury



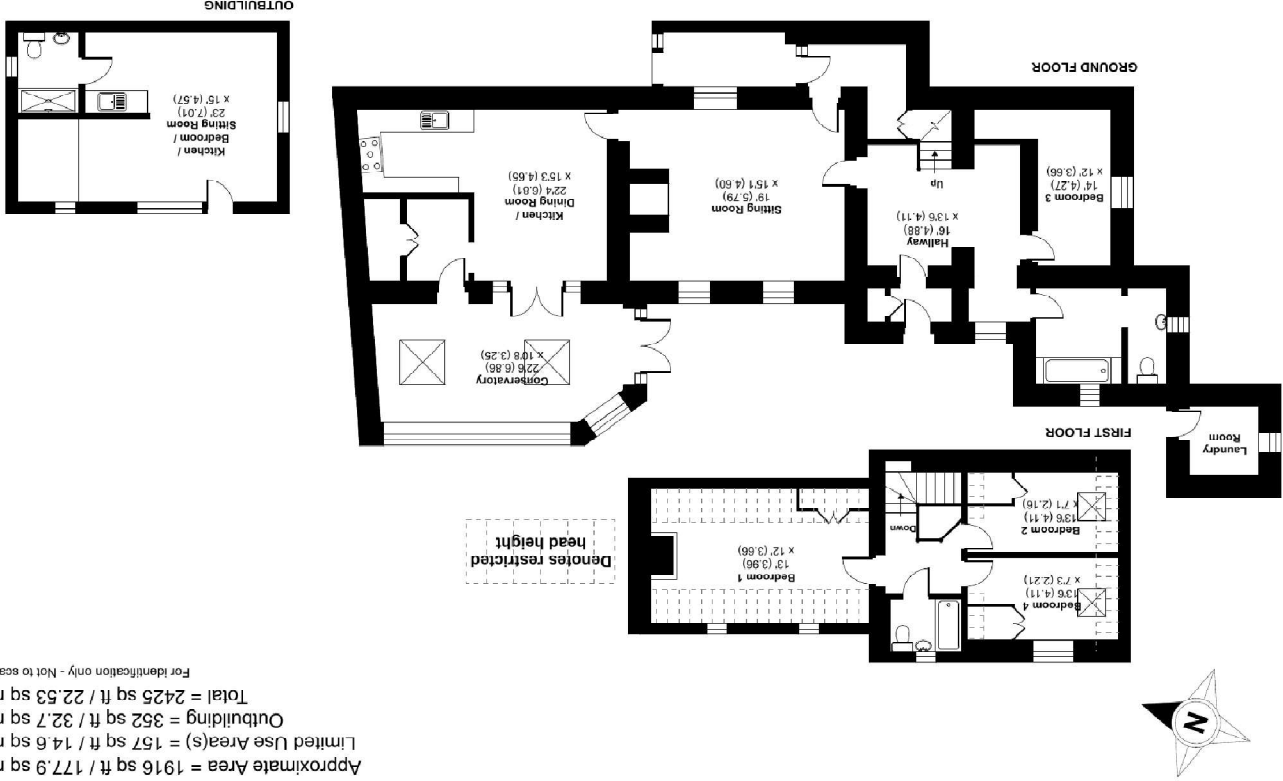
**Nearest Schools**

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



# Row Court, Laverton, Bath, BA2

Approximate Area = 1916 sq ft / 177.9 sq m  
 Limited Use Area(s) = 157 sq ft / 14.6 sq m  
 Outbuilding = 352 sq ft / 32.7 sq m  
 Total = 2425 sq ft / 225.3 sq m  
 For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © nchroom 2022. Produced for Cooper and Tanner. REF: 845903

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