

2 Pump Cottages,

Lullington, BA11 2PQ

COOPER
AND
TANNER



OIEO £580,000 Freehold

An exciting opportunity to purchase this quintessential cottage set with large gardens in the sought after village of Lullington, between Frome and Bath.

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 3  1  1 EPC N/R

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DESCRIPTION

An attractive Grade II listed cottage set in the heart of Lullington.

The accommodation throughout has been beautifully updated over recent years, sympathetically retaining charming features whilst creating open planned sociable living.

As you walk through the front door of the cottage you are welcomed by an entrance hall, straight ahead of you there is a very useful space for storage. To the right-hand side, you have the family bathroom which has a free-standing bath, a shower, a W.C. and a low-level basin. On the left-hand side of the hallway, you enter the main reception room, which has a working log burner and doors through to the conservatory which is a fabulous addition to the reception space and looks over the gardens and fields beyond.

The kitchen/dining room is open plan in arrangement and includes a selection of wall and base units, an integrated Belfast sink and a Rayburn cooker. In the dining room there is plenty of space for table and chairs and double doors into the gardens. is perfect for entertaining friends and family.

On the first floor you are greeted by a landing, from here you will have access to all three of the bedrooms, two of them being able to fit double beds and the third acting as a good sized single or alternatively an office if the space was required.

OUTSIDE

At the rear of the home there is a good-sized patio area which is ideal for entertaining friends and family. Beyond the patio and heading up some steps there is a garden which is mainly laid to lawn and decorated with a variety of shrubs and trees. From the gardens you can enjoy the most incredible far reaching countryside views. There is also a good-sized summerhouse.

AGENT'S NOTE

There is a legal right of access across the rear of your neighbour's property.

ADDITIONAL INFORMATION

Oil and electric heating. Mains electricity and water are connected. Private drainage.

LOCATION

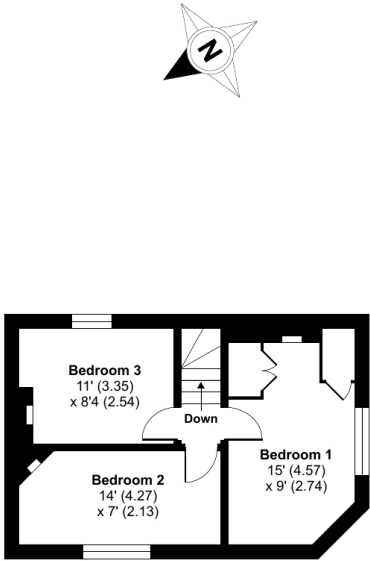
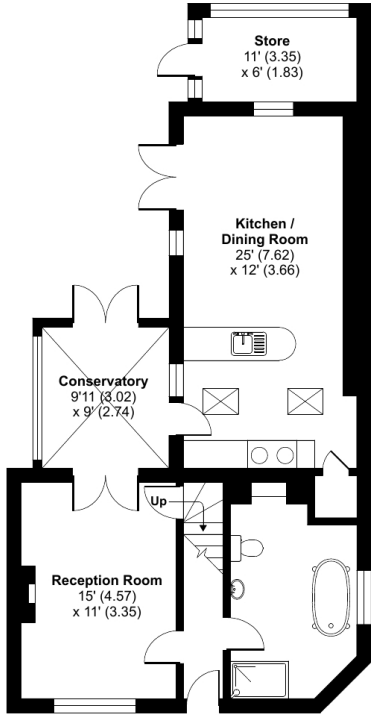
The village of Lullington lies to the south of Bath and was originally part of the neighbouring Orchardleigh Estate which has an excellent golf course and wedding venue and provides a beautiful environment for walks. The nearby town of Frome is an historic market town with many notable buildings and 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.





Pump Cottage, Lullington, Frome, BA11

Approximate Area = 1131 sq ft / 105.1 sq m
 Store = 66 sq ft / 6.1 sq m
 Total = 1197 sq ft / 111.2 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). © nichcom 2024. Produced for Cooper and Tanner. REF: 1078987



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