



Garston Farm Cottage, Garston, Frome, BA11 1RU

OIEO £1,300,000 Freehold

COOPER
AND
TANNER



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 4/5  3/4  2  Over 4 Acres EPC E

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Description

Garston Farm Cottage is a substantial, attached family home which is positioned within a hidden, yet central location, within striking distance of the Town Centre and with open green views and the benefit of over 4 acres of land.

The accommodation throughout the house is well proportioned, naturally light and flexible in its usage. The front door opens into a spacious entrance hall with stairs rising to the first floor and with doors into both reception rooms. The living room to the left-hand side is a bright and airy room with a door leading to the back gardens, whilst the family/dining room is a fantastic size with a multi-fuel burner taking centre stage and providing a great focal point for the room. The kitchen is a great size, made up of a range of wall and base units with room for appliances and with two windows looking over the gardens to the front of the house. There is a downstairs cloakroom on the ground floor and access from the living room into a large area that has formerly been used by our vendors to run a very successful business. Currently the space is divided into a large entrance hall, a large reception room with kitchenette, two other spacious rooms, one of which could become a bedroom (with access onto the back garden) and there is a shower room. This is the area that could become a self-contained annex, or plenty of space to work from home with the correct permissions.

There is a vaulted cellar below, formerly used for storing wine, accessed via an entrance to the front of the house.

On the first floor there are four bedrooms, all of which are double in size, one of which is a walk-through room. There is also a large bathroom with a bath and separate shower cubicle.

Outside

To the front of the house there is a private tarmac driveway which provides parking for multiple vehicles.

There are areas of garden to the front and the rear. The rear garden is predominantly laid to lawn and enjoys views across the valley of the River Frome.

The land is positioned just a 30 second stroll from the front door of the house. A five-bar gate opens into the land which is divided into two parcels. The land closest to the house is dry, mostly level land which borders the river Frome and could suit a number of uses including keeping livestock, depending on requirements. A large timber-built summer house makes a great base to enjoy the wildlife and views and also for hosting family parties and get togethers on the grounds. The lower part of the land is not quite as dry and therefore probably wouldn't suit equestrian use but offers a fabulous place to enjoy the great outdoors and is a haven for wild-life and rich in biodiversity.

To find a house as central as this, with land, is very unusual and we believe this to be an exceptionally rare opportunity.

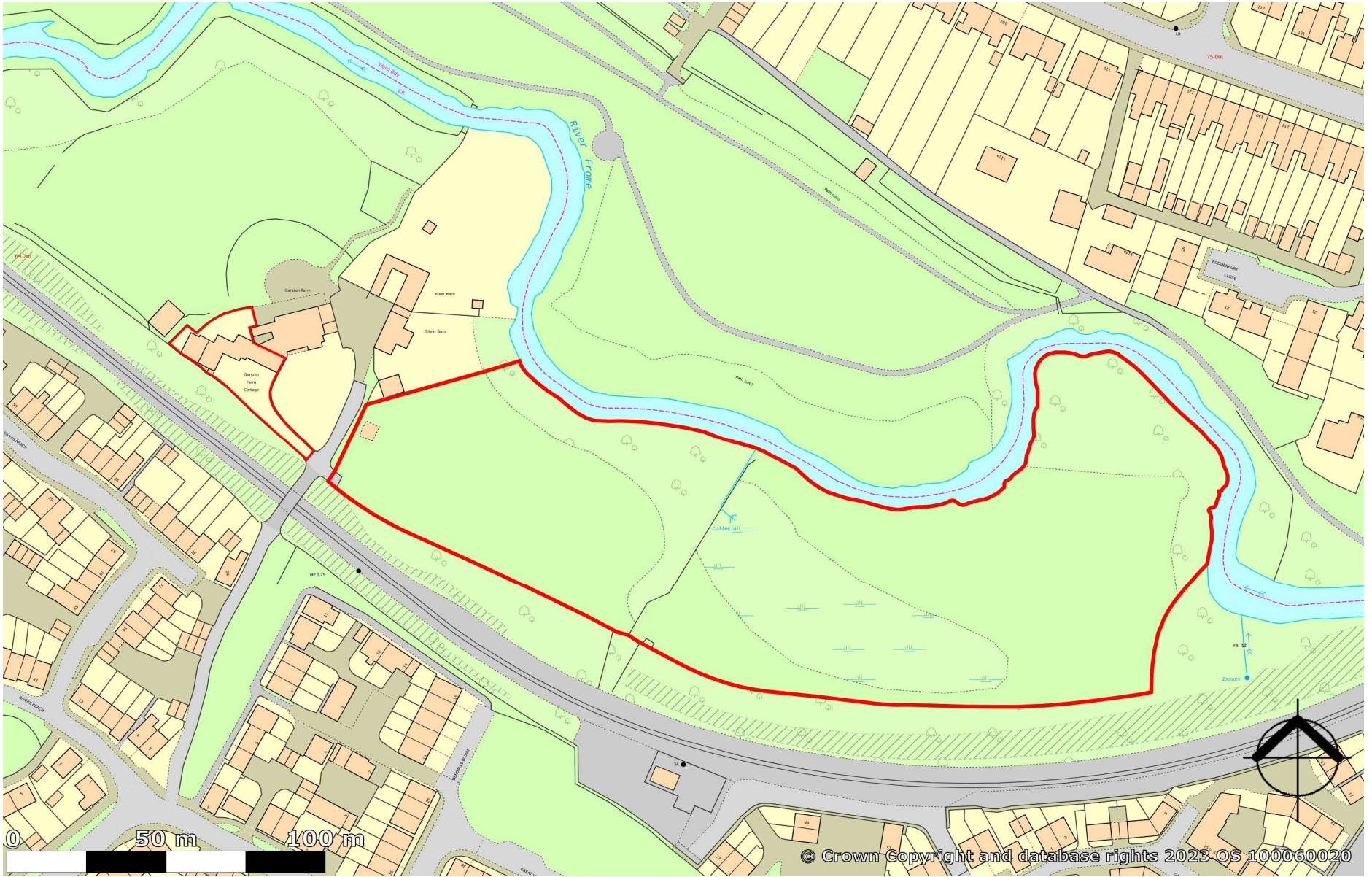
Location

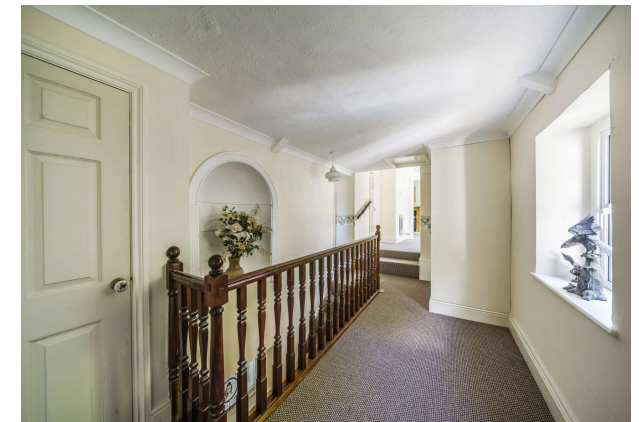
Frome is a historic market town with many notable buildings and features the highest number of listed buildings in Somerset. Frome offers a range of shopping facilities, sports centre, several cafés and pubs, local junior, middle and senior schools, several theatres, and a cinema. Private schools can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











Local Council: Somerset

Council Tax Band: D

Heating: Oil fired central heating to the ground floor including annex, and fitted Acova electric radiators to the first floor

Services: Mains water and electricity. Private drainage. An 11 panel 2.53kwP solar array is fitted to the roof and is included in the sale

Tenure: Freehold



Motorway Links

- A36, A303
- M4, M5



Train Links

- Frome, Bath, Castle Cary
- Warminster and Westbury



Nearest Schools

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



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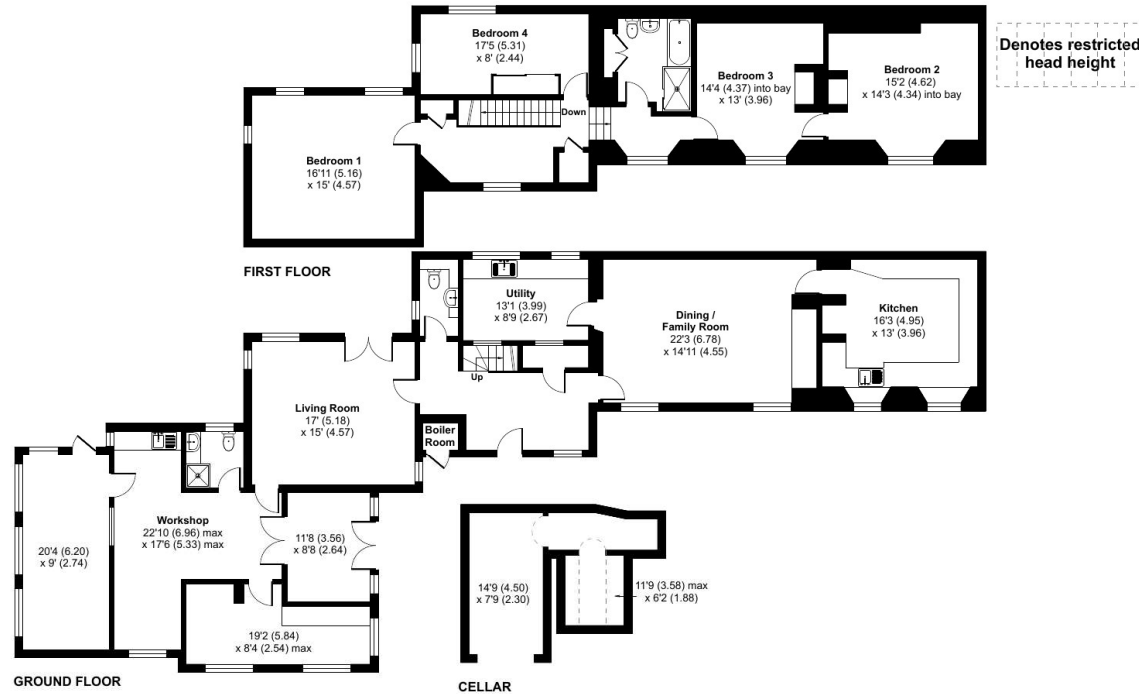
Approximate Area = 3209 sq ft / 298.1 sq m

Limited Use Area(s) = 51 sq ft / 4.7 sq m

Boiler Room = 10 sq ft / 0.9 sq m

Total = 3270 sq ft / 303.7 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). © rnichecom 2023. Produced for Cooper and Tanner. REF: 977338

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