



THE OLD CHURCH HOUSE

BECKINGTON

**COBB
FARR**

Bath & Bradford on Avon



THE OLD CHURCH HOUSE
CHURCH HILL
BECKINGTON
BA11 6TJ

A handsome, fully renovated detached house with a contemporary twist, offering well proportioned rooms a wealth of period features including working fireplaces and sash windows, a professionally landscaped garden and ample parking.

- Substantial period property
- Contemporary burr elm kitchen with Aga
- Principle bedroom suite with luxury shower room and walk-in wardrobe
- 5 further bedrooms
- Contemporary marble finish shower rooms
- 3 flexible reception rooms with a wealth of period features
- Handsome stone fireplaces
- Beautiful, professionally landscaped garden totalling 0.42 acres
- Quiet village location
- Ample parking





The Old Church House

SITUATION

The Old Church House is situated in the Somerset village of Beckington. The village benefits from a Church of England First School (Ofsted rated Outstanding, Springmead) an independent Prep school, St George's parish church and 2 pubs, The Wool Pack and The Foresters. The village also has a popular café and delicatessen (Mes Amis), The White Row Farm Shop with café and excellent "fish and chips" shop and petrol station with M&S convenience store.

The village is also well positioned for access to surrounding towns, which include Frome (approx. 3 miles), Bradford on Avon (approx. 6 miles), Trowbridge (approx. 6 miles) and Warminster (approx. 7 miles). Amenities including retail outlets, pubs and restaurants, cinema and sporting facilities can be found within these towns along with rail links.

The World Heritage City of Bath (approx. 10 miles) provides a complete range of retail outlets together with many other amenities including The Theatre Royal, a number of fine restaurants and excellent sporting facilities. There is also a mainline railway station providing direct access to London Paddington, Bristol and south Wales.

The M4 motorway junctions 17 and 18 are both approximately 20 miles and access to the M3 via the A303 is also easily reached.





DESCRIPTION

The Old Church House is a handsome period property believed to date back to the 16th century and is not listed by English Heritage. The current vendors have lovingly renovated and extended the property to offer comfortable accommodation arranged over 2 floors.

The property is approached via a 5-bar gate to a spacious gravelled area providing parking for numerous vehicles.

The ground floor accommodation comprises a spacious, open plan kitchen/dining/family room with contemporary bespoke burr elm units and island with marble work surfaces offering a wow factor and 5 sets of glazed French doors creating a continental feel and comfortable space for modern living.

There are 3 reception rooms including; a formal sitting room with triple aspect, sash windows, working shutters and a handsome stone fireplace; a dining room with a grand stone fireplace and family room/study with a range of bespoke bookshelves. To complete the ground floor accommodation there is a practical utility room and cloakroom.

The wealth of period features continue on the first floor. The principle and guest bedrooms benefit from luxury en suite facilities, in addition there are 4 further double bedrooms and 2 luxury shower rooms.

Externally the gardens have been beautifully landscaped and provide secluded areas to enjoy the sun, manicured lawns and a bountiful array of mature shrubs and planting.



ACCOMMODATION

GROUND FLOOR

Entrance Hall

Accessed via a solid wood door with side and rear aspect window, internal stone mullion window, 2 internal lancet style stone mullioned windows, flagstone flooring, radiator, stone arch and panelled door leading to:-

Inner Hallway

With herringbone wood flooring, exposed stone wall, exposed timbers, French doors opening to garden, tongue and groove panelled walls, door to cloaks cupboard, downlighting, panelled stairs rising to first floor, under-stairs cupboard.

Sitting Room

Being triple aspect to front, side and rear with sash windows and working shutters, glazed door with shutters opening to the terrace, herringbone wood flooring, antique style radiators, deep skirting boards, coving, painted beam, handsome arched stone fireplace with inset wood burning stove.

Dining Room

With 2 front aspect windows, decorative radiators, herringbone wood flooring, exposed painted beams, handsome Bath stone fireplace with flagstone hearth.

Sitting Room

With 2 stone mullioned rear aspect windows overlooking the beautiful garden, exposed ceiling timbers, double panelled radiators, recessed ornate cupboards, shelving and display unit, glazed door to the patio and garden beyond, red brick fireplace with wood burning stove and wonderful flagstone hearth, recessed bookshelves.

Cloakroom

With white WC having concealed cistern, marble plinth with inset round wash hand basin, mixer tap and storage below, tiled splashback, herringbone wood flooring, chrome towel rail.

Family Room/Study

Being dual aspect to both sides, bespoke wood and glazed book shelving, cupboard with space and plumbing for washing machine if required.

Utility Room

With flagstone flooring, cupboard housing consumer unit, Ideal Concord commercial gas boiler providing domestic hot water and central heating, space and plumbing for washing machine, space for tumble dryer, shelving, electric strip-lighting-

Kitchen/Dining/Family Room

Being dual aspect to side and rear with 5 sets of French doors opening to the terrace and garden, bespoke burr elm units having marble work surfaces and stainless steel shelving, burr elm island unit with marble work surface, self-closing drawers, Integrated Bosch dishwasher, inset square marble sink with swan neck tap, AEG Electric fan oven, Smeg induction hob, electric 4 oven Aga with two rings and hot plate, radiators, downlighting, space for fridge/freezer.

FIRST FLOOR

Landing

With glazed Velux style window, tongue and groove panelled walls, access to loft space, double doors to linen cupboard, double doors to shelved cupboard.

Principle Bedroom

Being dual aspect to side and rear, low level radiator, feature fireplace with decorative wood surround and cast iron basket, exposed and painted ceiling timbers, access to loft space, walk-in wardrobe with hanging rails and downlighting.

En Suite

With WC, marble plinth having inset round marble sink and mixer tap, walk-in shower, fully tiled walls, tiled flooring, radiator, heated towel rail, downlighting, rear aspect window with marble window cill.

Guest Bedroom

With dual aspect sash windows to front and side, Exposed stone fireplace with feature tiling, stone hearth and exposed and painted ceiling timber, door to:-

En Suite

With WC having concealed cistern, marble plinth with inset marble wash hand basin and mixer tap, tiled splashback, shower cubicle, tiled flooring, chrome towel rail, deep marble window cill, front aspect window.

Bedroom

With front aspect window, 2 fitted corner wardrobes, feature fireplace with cast iron hearth basket and decorative mantel, barrelled ceiling with exposed and painted timbers.

Bedroom

Being dual aspect to side and rear.

Bedroom

Being dual aspect to front and side, sliding door wardrobe.

Bedroom

With rear aspect window, wardrobe with cupboard over, radiator, plumbing is available should you wish to create a further bathroom.

Shower Room 1

With WC having concealed cistern, marble plinth with inset oval wash hand basin, walk-in shower, deep marble window cills, rear aspect window, tiled walls, tiled flooring, radiator, towel rail.

Shower Room 2

With WC having concealed cistern, marble plinth with inset oval wash hand basin, walk-in shower, side aspect window with deep window cill, tiled flooring tiled walls, radiator, heated towel rail.

GENERAL INFORMATION

Services: We are advised that all mains services are connected with the exception of gas

Heating: Gas fired central heating

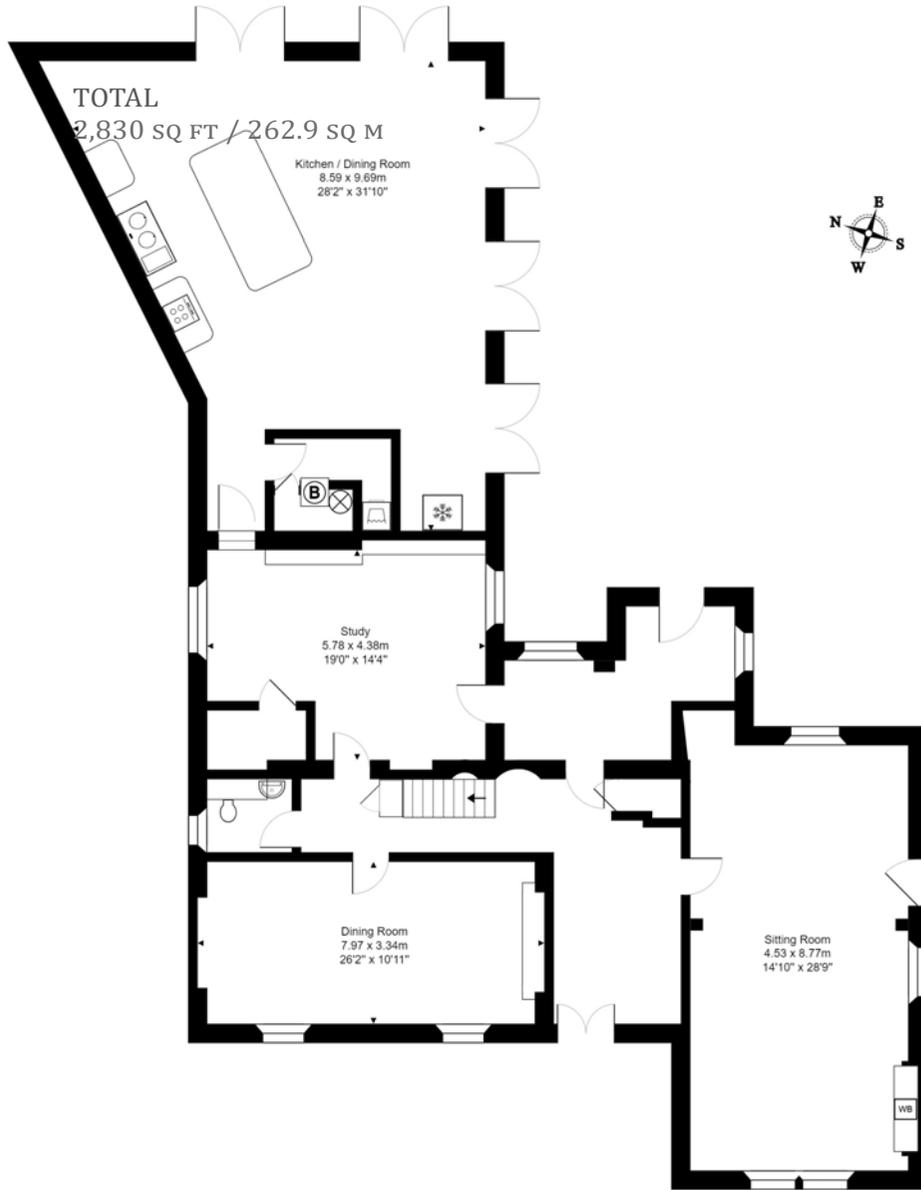
Local Authority: Mendip District Council

Council Tax Band: Band G

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FLOOR PLANS

The Old Church House



Total Area: 366.3 m² ... 3942 ft²

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent.
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EXTERNALLY

The property is approached via a 5-bar gate to a spacious gravelled area providing parking for numerous vehicles.

The private garden has been professionally landscaped and is elegantly divided into “room” style areas with dry stone walls, raised beds brimming with perennial plants and charming terraces ideal for alfresco dining and bordered by beds of lavender and beautifully clipped topiary. There are also two manicured lawn areas, a raised vegetable garden and a greenhouse.





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