



The Old Chapel, Laverton, BA2 7QZ

Guide £775,000 - £825,000 Freehold

COOPER  
AND  
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 4  1  2 EPC N/R

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## Description

Built in 1836, this magnificent Grade II listed former Chapel cleverly combines old and new and enjoys a wonderful position with uninterrupted countryside views and great access to Frome and Bath.

Once owned and restored by the celebrated architect Sir Richard MacCormac, who lived here with the writer, Jocasta Innes, over the last 5 years our vendor has extended this semi-detached home significantly, updated throughout.

On the ground floor the accommodation is centred around an impressive galleried room with large arched windows and two sets of double doors, opening onto a charming courtyard, filling the space with natural light. A wood burning stove takes centre stage and adds to the romance of this incredible room. There is plenty of space for lounge and dining furniture and the room can be arranged to suit. The kitchen is set off this space and is compact, well-appointed and offers good storage and room for appliances. There is a separate pantry and utility room, a generous family bath with a bath and separate shower, and large dual aspect double bedroom with en-suite W.C.

At the front of the house, above the main living/dining room is a charming, light and airy, mezzanine space which formerly was used as a bedroom and more recently has been utilised as additional reception/studio space.

A staircase leads up to three further bedrooms and another well-appointed en-suite shower room. The master is a fabulous room, forming part of the contemporary extension and enjoys triple aspect windows with the most incredible views across the gardens and surrounding fields. The two remaining single bedrooms have great charm and have wonderful views of the garden and to the rear.

## Outside

The gardens wrap around the home. To the front there is parking and a stone path leading up to a pretty wrought iron gate opening to the front of the home. To the rear, accessed via the double doors from the main reception area there is a very attractive courtyard garden, a cool, green space to eat and entertain in the summer months with a good degree of privacy.

The orchard garden has a generous lawn, mature fruit trees, flower borders and raised beds for fruit and vegetables. The gardens are enclosed by attractive stone walling and hedging and enjoys views across the surrounding countryside.

## Agent's Note

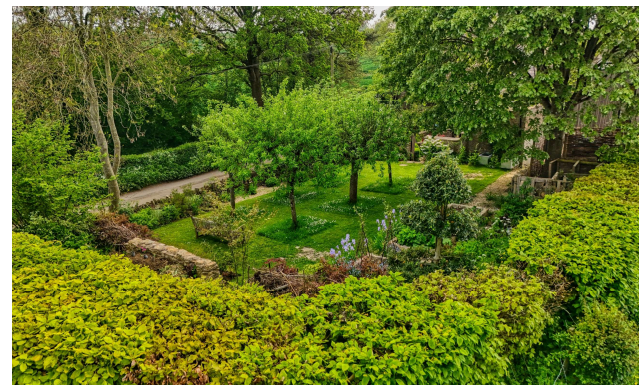
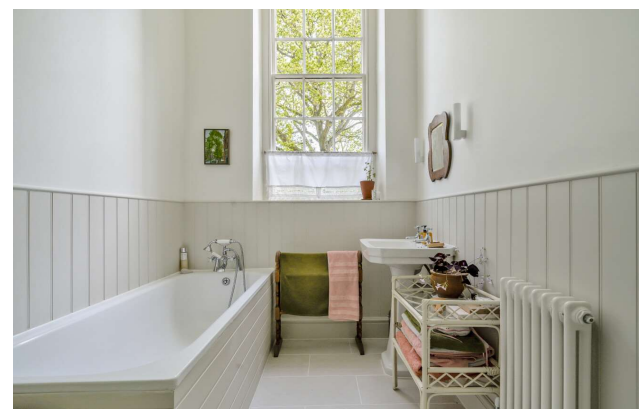
The Old Chapel is being sold with possessory title. This is due to the fact that our vendor who purchased more than 7 years ago purchased from a deceased estate and at some point, the original deeds were mislaid. All supporting paperwork, copies of the original deeds and statutory declarations are in place and are available on request. There is also an indemnity insurance policy prepared which was used by our vendor when she bought the home. Absolute Title can be applied for after 12 years, in 2029.

## 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.

Nearby 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. Frome is also home to the Frome Festival and the monthly Frome Independent Market. Norton St Philip is close by and has a first school, a Co-op and a post office. There is a first school in the village of Rode a few miles away. Marks and Spencer food, the Mes Amis Café Deli and White Row Farm shop are a short distance away in Beckington.

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 and Sexey's are only a short distance away in Bruton, as are Millfield and Wells Cathedral Schools. The extremely popular Hauser and Wirth arts centre and The Newt in Somerset are also located in Bruton. The private members' club Babington House is situated within approximately five miles.















#### Local Information Laverton

**Local Council:** Somerset

**Council Tax Band:** E

**Heating:** Oil central heating and log burner

**Services:** Mains water and electricity. Private drainage. Bottled gas hob.

**Tenure:** Freehold



#### Motorway Links

- A303, A36
- M4, M5



#### Train Links

- Frome, Bath
- Warminster and Westbury



#### Nearest Schools

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





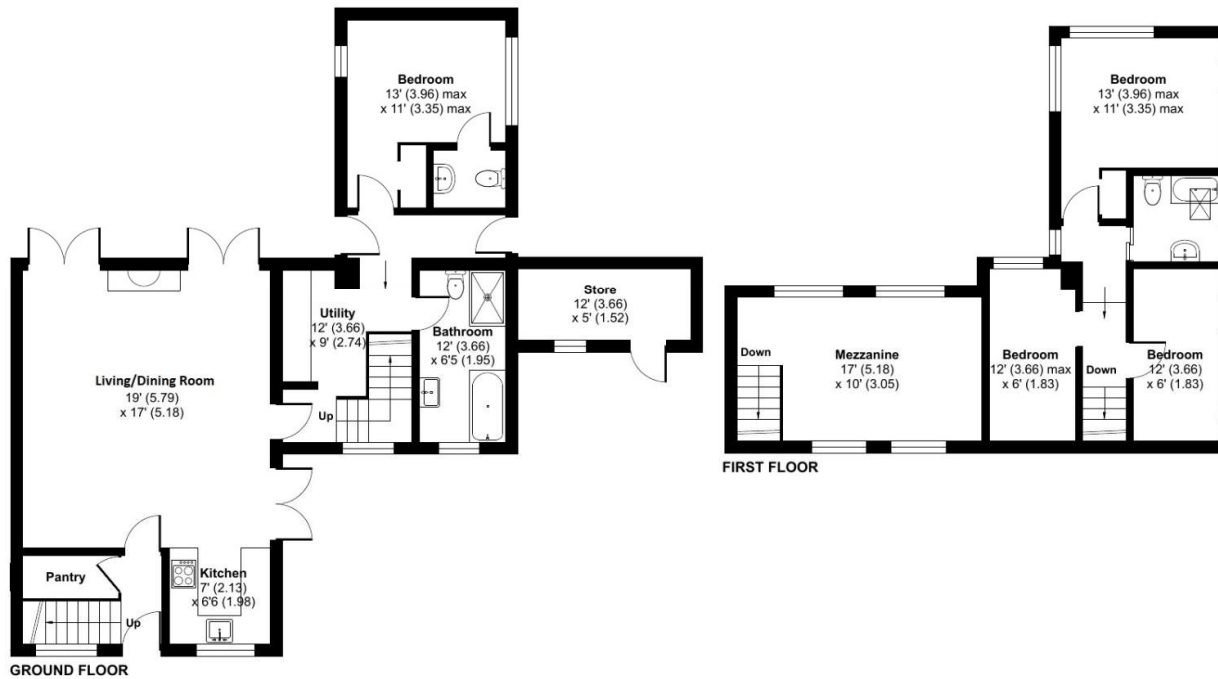
## Laverton, Bath, BA2

Approximate Area = 1376 sq ft / 127.8 sq m

Store = 60 sq ft / 5.5 sq m

Total = 1436 sq ft / 133.3 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). © nitchcom 2024. Produced for Cooper and Tanner. REF: 1124537

### FROME OFFICE

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