



Tumblers Bottom, Kilmersdon, BA3 5SY

Overs Over £1,100,000 Freehold

COOPER  
AND  
TANNER







# Tumblers Bottom, Kilmersdon, BA3 5SY

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Offers Over £1,100,000 Freehold

## Description

Tumblers Bottom was originally built as a rank of four small cottages, owned by the Jolliffe family. We believe the oldest cottage was built around 1720 and the remaining three cottages around 100 years later.

Around 1970 the property was bought by a young actor called Nicholas Pennell who modernised it and converted it into two homes. Either he or his successors subsequently converted it into one.

The origins of the name are uncertain. Despite the appealing links to the Jack & Jill nursery rhyme, which is thought to have originated in Kilmersdon, a more likely explanation is that a travelling fair with acrobats and tumblers used to come regularly to the field next to the house.

Tumblers Bottom is now an impressive, detached, period home which occupies glorious and extensive grounds within the village of Kilmersdon.

A private gated driveway leads towards the house and to the large parking area which can comfortably take up to 8 vehicles. A shallow set of steps rises to the front door of the home with an entrance hall beyond with an open fireplace and a downstairs W.C. To the left is a very spacious living room with triple aspect windows looking over the front gardens and an open fireplace takes centre stage. The dining room also has three windows looking over the gardens, exposed beams and an inglenook fireplace.

The kitchen/dining/family room is a wonderful open plan space which is perfect for large families and indeed anybody who enjoys entertaining. Full of natural light there are exposed apex beams, a stable door spilling out onto the gardens, a country style kitchen with an oil-fired Aga, plenty of storage and room

for a table and chairs. There is a separate utility room, a pantry and a boot room.

There is also a choice of two studies on the ground floor.

On the first floor there is the most incredible reception room which features high ceilings, exposed apex beams and an open fireplace. The views across the gardens and beyond are simply stunning. The master bedroom is a dual aspect space with an ensuite bathroom with bath and hand-held shower attachment. There are three further double bedrooms and a large single, in addition to the well-appointed family bathroom which offers both a bath and separate shower, and a further bathroom, complete with a jacuzzi bath and handheld shower attachment.

## AGENTS NOTE

Cooper and Tanner would like to inform all prospective purchasers that a recent survey has been carried out on this home. The findings include a degree of damp (the house is of an age that it wasn't built with a damp proof course), updating to the roof felt required, alongside other suggestions of general modernisation and mitigation of flood concerns.

## Location

The village of Kilmersdon is set approximately 12 miles south of Bath yet offers a wonderful combination of rural tranquillity along with convenience of day-to-day amenities. There is a very good primary school, church, village hall and pub in the heart of the village. Numerous surrounding villages and towns offer a wide selection of shopping with Frome or Bath Spa railway stations connecting to London. The renowned Babington House club is just 2 miles away.



















### Local Information Kilmersdon

**Local Council:** Somerset

**Council Tax Band:** G

**Heating:** Oil fired central heating in addition to 4 Jetmaster open fireplaces

**Services:** Mains electricity and water. Private drainage

**Tenure:** Freehold



### Motorway Links

- A303, A36
- M3, M4, M5



### Train Links

- Frome, Bath
- Bristol, Castle Cary



### Nearest Schools

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



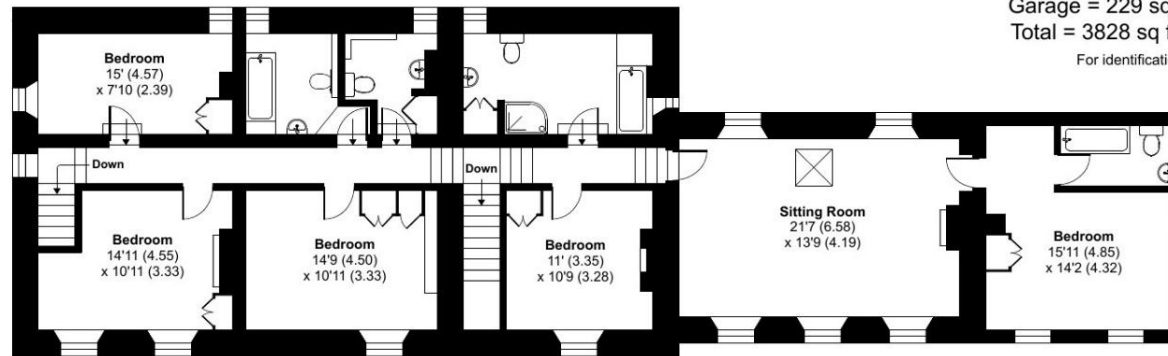
# Tumblers Bottom, Kilmersdon, Radstock, BA3

Approximate Area = 3599 sq ft / 334.3 sq m

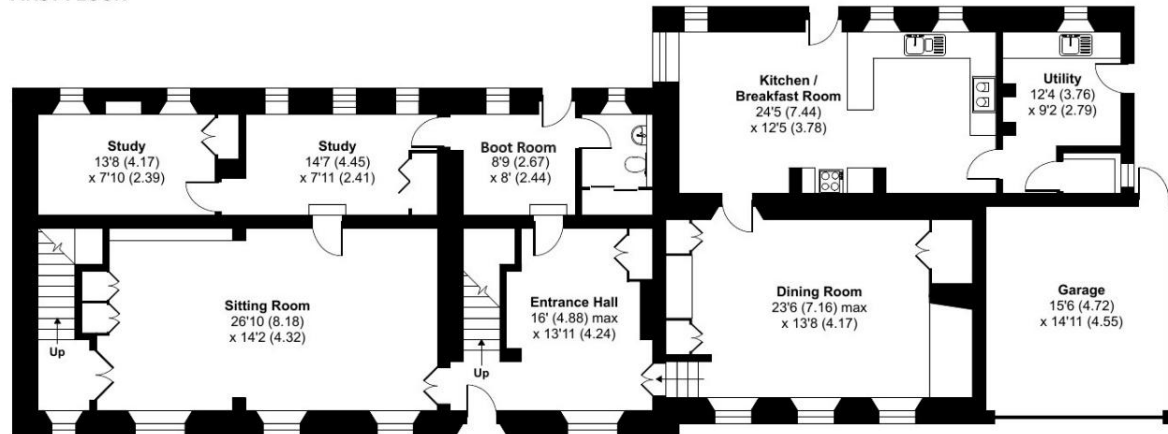
Garage = 229 sq ft / 21.3 sq m

Total = 3828 sq ft / 355.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nclhecom 2024. Produced for Cooper and Tanner, REF: 1174917

## FROME OFFICE

telephone 01373 455060

6 The Bridge, Frome, Somerset BA11 1AR

[frome@cooperandtanner.co.uk](mailto:frome@cooperandtanner.co.uk)

**COOPER  
AND  
TANNER**

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