

Willow Tree Cottage,

Hemington, BA3 5XS

COOPER
AND
TANNER



£1,275,000 Freehold

Set down a country lane and surrounded by glorious open countryside, Willow Tree Cottage is a charming, detached family home offering flexible living space, impressive grounds extending to approximately 1.35 acres, and an enviable position between the vibrant market town of Frome and the historic Georgian city of Bath. The property enjoys large, landscaped gardens, two paddocks, a stable, a single garage, and generous parking, all complemented by far-reaching rural views

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DESCRIPTION

An established path leads to the front door, with a range of colourful planting and hedging. Inside you will find a welcoming entrance hall that leads to a cloakroom and a study, with access out to the garden, ideal if you would like to run a home business that requires separate access. The formal dining room provides a wonderful space for entertaining, while the superb kitchen stretches almost the full width of the home, fitted with an excellent range of wall and base units with granite worktops, integrated appliances, and a delightful outlook over the rear gardens. From here, solid oak and glass doors open into the family room, a truly impressive space with soaring ceilings, exposed apex beams, a stone floor with underfloor heating, and two sets of double doors leading to the garden. Perfect for both everyday living and entertaining on a grand scale, this room seamlessly blends indoor and outdoor life. A cosy sitting room to the front completes the downstairs living space, with wood flooring, the quintessential log burner and bespoke built-in cabinetry, with an added bar area for entertaining. There is an integrated garage to the front, and a further impressively large barn that could offer potential further living space or ancillary accommodation, subject to planning approval.

Upstairs, the first floor provides five well-proportioned and versatile rooms. The principal bedroom enjoys a stylish en-suite shower room and exceptional views across open fields. A generous family bathroom features both a bath and a separate shower cubicle, alongside cupboard storage.

OUTSIDE

The gardens, predominantly to the rear and left-hand side, are beautifully established and thoughtfully landscaped. To the rear, a sheltered terrace adjoins the family room, opening onto a lawn dominated by a magnificent willow tree and a charming orchard with plum and apple trees. To the side, a further lawn is framed by mature planting and traditional stone walling. Two fenced paddocks provide excellent potential for equestrian or smallholding use; one is a level pony paddock enclosed by post fencing and hedges, while the second has previously been used to keep goats and chickens. The property includes a single garage, stable, stone outbuilding, timber shed, and extensive gravelled parking for up to six vehicles.

ADDITIONAL INFORMATION

Oil fired central heating. Electricity and mains water connected. Private drainage.

LOCATION

The village is approximately 4 miles from the market town of Frome, which offers a good range of shops, restaurants, theatres, and sports facilities. Babington House private members' club and hotel is nearby. Bruton is nearby and is home to Hauser & Wirth and their world class gallery, multi-purpose arts centre and Roth Bar and grill and the Newt, boutique hotel and outstanding gardens. Bath is just 20 miles north. Schools in the area are fantastic with excellent primary schools in Nunney and Upton Noble. Senior Schools can be found in Bruton, Frome and Wincanton. Private school all within easy access are Kings Bruton, All Hallows, Warminster, Millfield and Downside. The A361 nearby gives access onto the A37 Bristol to Yeovil and A36 Bath to Salisbury. The A303 for the M3 London to A36 Exeter. Mainline railway stations are located at Westbury to London Paddington (80 minutes) and Gillingham to London Waterloo (2 hours).







Hemington, Radstock, BA3

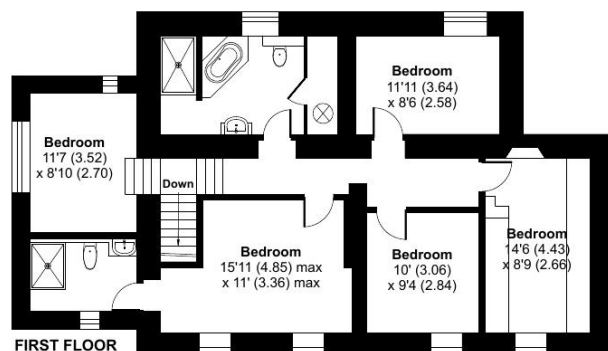
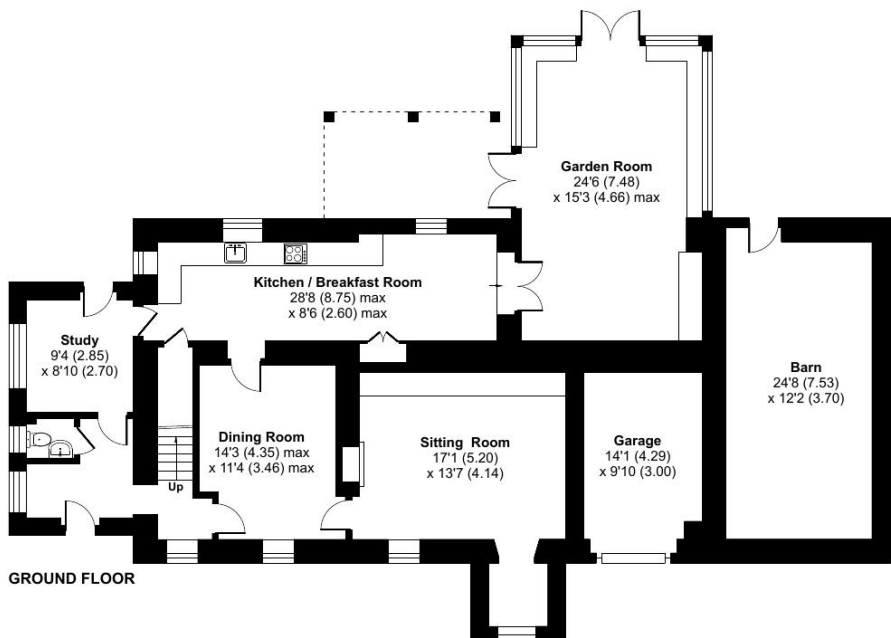
Approximate Area = 2419 sq ft / 224.7 sq m

Garage = 142 sq ft / 13.1 sq m

Outbuilding = 305 sq ft / 28.3 sq m

Total = 2866 sq ft / 266.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Cooper and Tanner. REF: 1333474



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