



Hill House, Laverton, BA2 7QY

£975,000 Freehold

COOPER
AND
TANNER



Hill House, Laverton, BA2 7QY

 1.30 acres approximately

£975,000 Freehold

Description

A unique and rare opportunity to purchase a building plot with planning to build a 'Grand Designs' worthy house in over an acre of gardens in the centre of Laverton, between Frome and Bath.

Planning reference: *2021/2390/FUL*.

<https://publicaccess.mendip.gov.uk/online-applications/applicationDetails.do?keyVal=R17Q8VKPLFE00&activeTab=summary>

The proposals are based on a courtyard scheme. Using a barn vernacular, three building volumes of different heights and proportions sit on three sides of a new landscaped courtyard, the fourth side is open connecting with the garden to the South. The three volumes have different uses.

The kitchen barn provides single storey space that will be used by the family most of the time with kitchen, dining and casual seating area. A glazed link connects to the second two-storey main barn which provides bedroom accommodation as well as a living room and office space. The single storey studio barn is separate from the other two barns and provides a flexible workspace, which can double as additional bedroom accommodation for guests.

The dwelling is timber frame construction with woodchip fibre insulation and natural stone cladding.

The external envelope and floor exceed building regulations in terms of thermal performance. Lintels will be expressed in oak above contemporary metal framed openings.

An air source heat pump is proposed together with solar panels to help reduce the impact on the environment and create a low energy and comfortable modern family home.

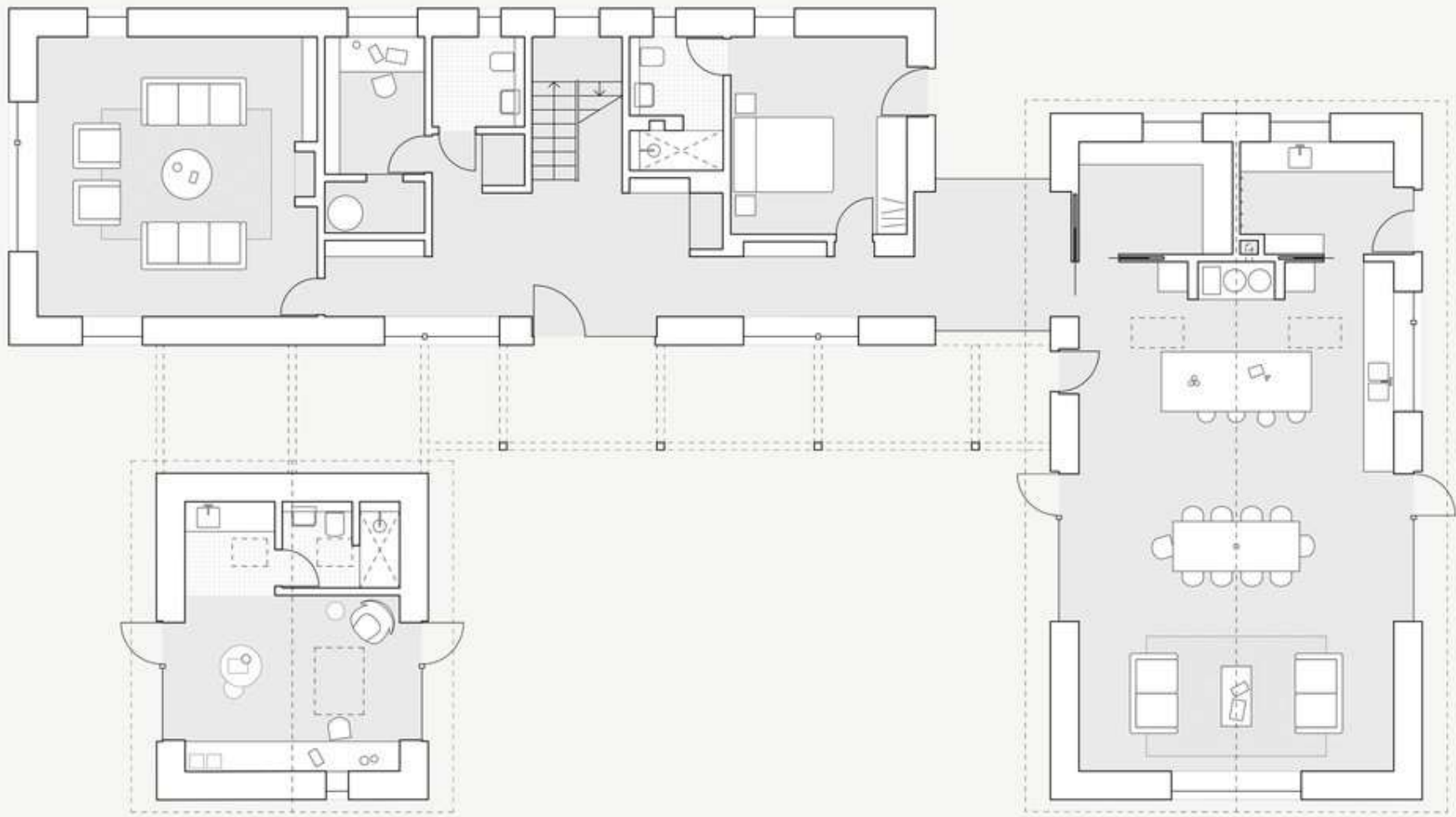
Location

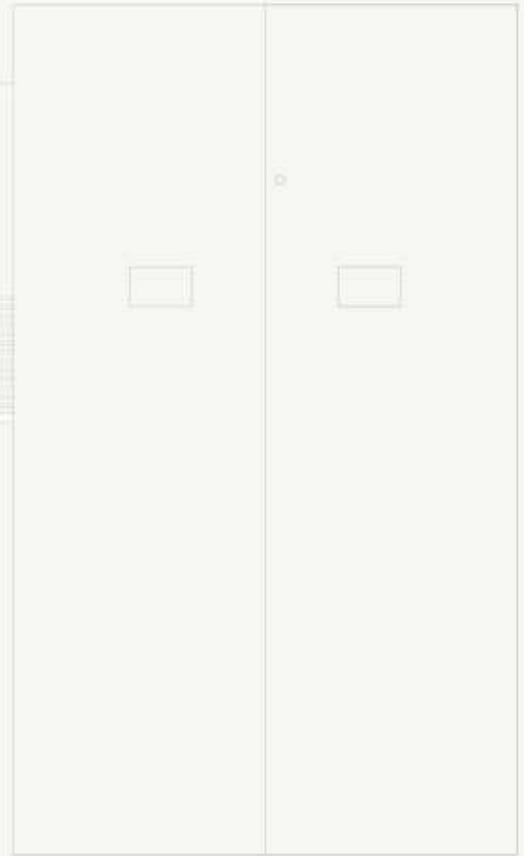
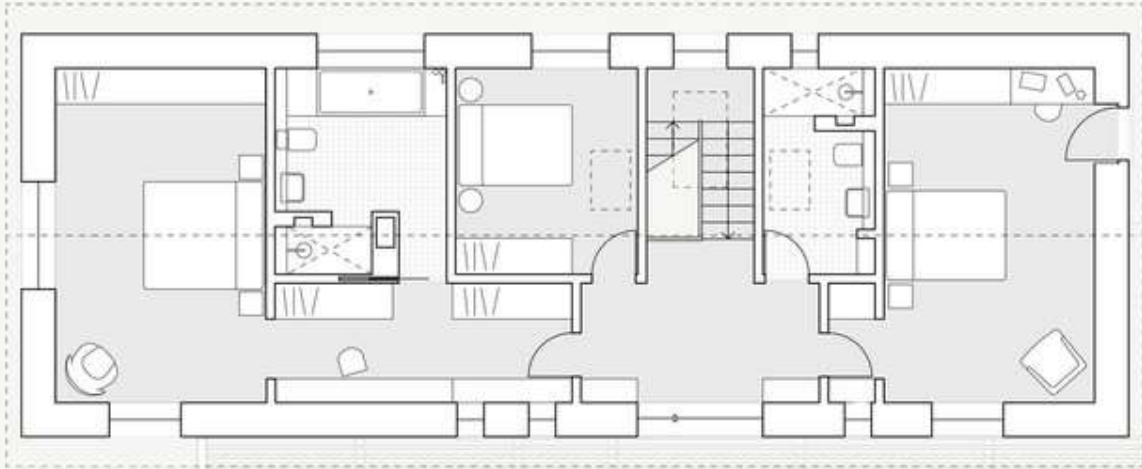
The very pretty and sought-after village of Laverton lies to the south of Bath and was originally part of the neighbouring Orchardleigh Estate, now an excellent golf course.

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.









Laverton

Laverton House

LB

63.1m

Manor Cottage

Knoll House

Wheelbrook Mill

0 50 m 100 m

© Crown Copyright and database rights 2023 OS 100060020



FROME OFFICE

telephone 01373 455060

6 The Bridge, Frome, Somerset BA11 1AR
frome@cooperandtanner.co.uk

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.



COOPER
AND
TANNER