



The Manse

Bath Road

Beckington

BA11 6SW

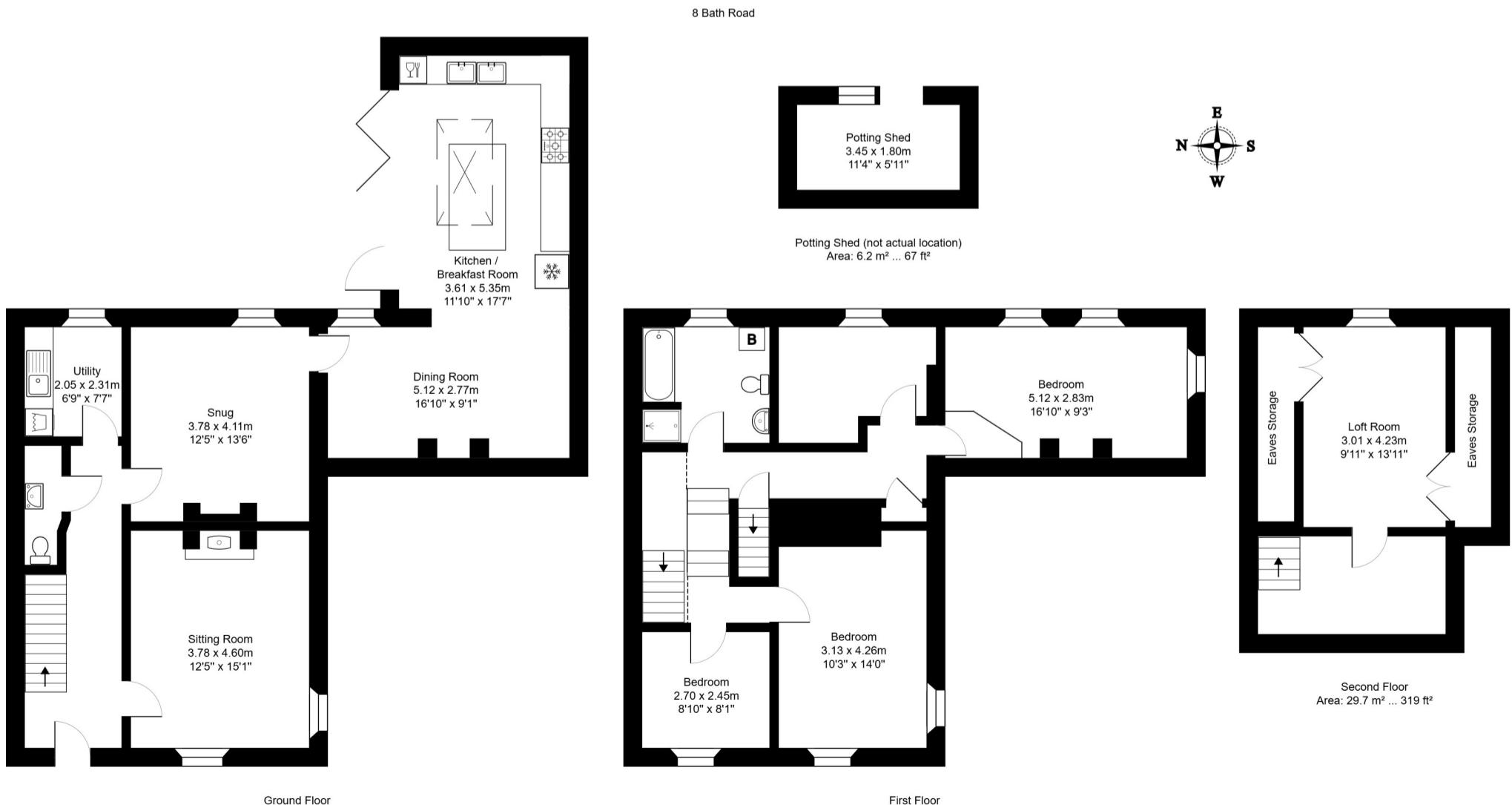
Set in the charming village of Beckington, this beautifully extended former Baptist Manse blends historic character with modern space, creating a remarkable family home full of period charm and generous proportions.

Tenure: Freehold

£775,000

Property Features

- Gorgeous Grade II listed detached home
- No Onward Chain
- 4 double bedrooms
- Elegant mature walled gardens
- Modern extension with potential for further work subject to the relevant consents
- Beautiful period features
- Driveway parking



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Accommodation

Ground Floor

Entrance Hall

Accessed via a partially glazed front door, decorative Georgian features, stairs leading to first floor, tiled flooring, radiator, under stairs storage.

Living Room

With front aspect window, feature fireplace with inset woodburning stove, side aspect window, radiator.

Utility

With rear aspect window, Belfast sink, plumbing for white goods, radiator.

Cloakroom

With tiled flooring, WC, wash hand basin.

Family Room

With rear aspect window, radiator.

Dining Room

With rear aspect window, step up to:-

Kitchen

With tiled flooring, radiator, bi-fold doors to garden, shaker style kitchen with a range of floor mounted units having Silestone worktops incorporating ceramic butlers sink with swan neck tap, Rangemaster electric cooker and hob, wine fridge, central island unit with breakfast bar and further storage, downlighting, glazed roof lantern.

First Floor

Landing

With side aspect window, storage cupboards, stairs rising to second floor.

Bedroom 3

With rear aspect window, built-in recessed storage, radiator.

Bedroom 2

Being dual aspect with rear and side aspect windows, radiator, access to loft space.

Bedroom 4

With front aspect window, radiator

Family Bathroom

With bath fitted with shower attachment, separate walk-in shower, wash hand basin, WC, heated towel rail, recessed storage holding boiler.

Bedroom 1

With dual aspect windows, radiator, built-in storage.

Second Floor

Loft Room

With rear aspect window, eaves storage, access to further loft area.

Externally

Parking and Garden

The property is accessed via a driveway offering parking for multiple vehicles. To the rear, the south facing garden is a standout feature being mature, private and enclosed by traditional stone walls, offering a peaceful retreat filled with established planting.



Situation

8 Bath Road 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 a convenience store and petrol station.

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

This charming Grade II listed former clergy residence stands proudly in the heart of the picturesque village of Beckington. Full of character and history, this beautiful home has been thoughtfully updated, seamlessly blending original features with modern comforts.

The welcoming entrance hall, with its stunning tiled flooring, leads to a spacious formal Georgian style drawing room. Here, high ceilings, an open fireplace with a woodburning stove and sash windows with original shutters create a sense of elegance and warmth. The ground floor also offers a practical utility room, a downstairs cloakroom, and a second reception room, all overlooking the lovely gardens. The dining room flows effortlessly into a contemporary bespoke kitchen, complete with high quality units, a central island and bi-folding doors that open onto a south facing patio terrace, perfect for al fresco dining and entertaining.

Upstairs, the first floor boasts 4 well proportioned bedrooms, a family bathroom and plenty of storage space. Stairs lead to the expansive attic, which has previously received planning permission for conversion. Currently divided into two generous loft areas, this space presents further potential for development.

Externally, the property is accessed via a driveway offering parking for multiple vehicles. To the rear, the south facing garden is a standout feature being mature, private and enclosed by traditional stone walls, offering a peaceful retreat filled with established planting.

Having undergone extensive improvements, including rewiring, a new central heating system, and an impressive rear extension, this property presents an exciting opportunity for further enhancement. Offered with no onward chain, it's an absolute must-see for those seeking a blend of period charm and modern living.

General Information

Services: We are advised that all mains services are connected.

Heating: Gas fired central heating

Local Authority: Wiltshire Council

Council Tax Band: Band F

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