



West House, Leigh Road, Chantry, BA11 3LP

Asking Price £740,000 Freehold

COOPER  
AND  
TANNER



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 5  2  2 EPC F

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## Description

West House, a former vicarage was built in 1850. Nestled in the highly sought-after village of Chantry, this charming characterful residence offers spacious living accommodation.

As you enter the entrance porch which leads into a spacious hallway, providing access to all the ground-floor living areas. To the right of the hallway is the snug, a generously sized room adorned with traditional features, including a wood burning stove with Bath stone fireplace and granite hearth. Natural light floods the space, creating a cosy atmosphere. On the left of the hallway, there is a spacious living room, which leads out through French doors to a charming, gravelled seating area. This large 28' lounge has space for a large family and entertaining. At the rear of the property, the home benefits from a 29' kitchen/dining room. Ideal for families or those who enjoy catering for large numbers. It boasts a substantial kitchen island and an adjacent utility room complete with a convenient downstairs W.C.

Upstairs, there are five bedrooms and the family bathroom. Four of the bedrooms are doubles, with one featuring a spacious en-suite offering a large

shower, W.C., and wash hand basin. Additionally, there is a well-proportioned single bedroom.

## Outside

The property is surrounded by a stone wall perimeter, framing mature front and back gardens which are laid to lawn with various flower beds and trees. There is a lovely patio seating area – ideal for enjoying and entertaining during the warmer months, with views across open farmland.

The carport and driveway provide ample parking.

## Agent's Note

The property is not listed.

## Location

The Mendip village of Chantry is situated approximately four miles from Frome and within commuting distance of both Bath and Bristol. Chantry is surrounded by open countryside and there are many scenic and attractive places to walk nearby. Westbury's mainline train station is located approximately eight miles to the east and has a direct line to London and there are bus services which run through the village regularly.











### Local Information

**Local Council:** Somerset.

**Council Tax Band:** F

**Heating:** Oil fired central heating. Oil fired Rayburn (water and cooking).

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

**Tenure:** Freehold



### Motorway Links

- A303, A36
- M4, M5



### Train Links

- Frome, Bath
- Castle Cary and Westbury



### Nearest Schools

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





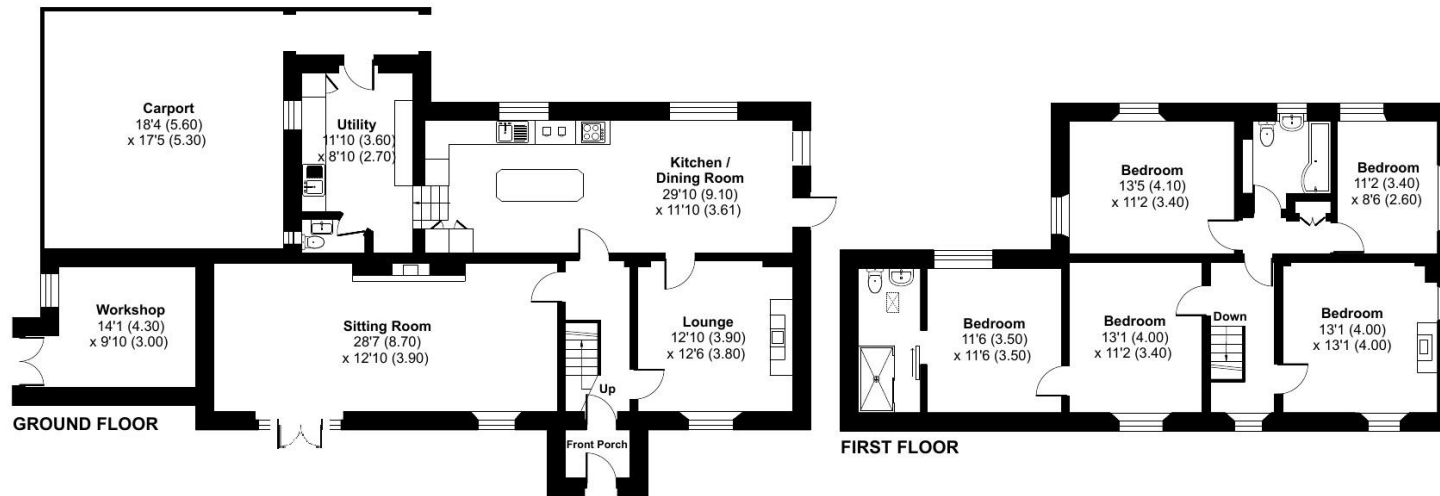
## Leigh Road, Chantry, Frome, BA11

Approximate Area = 2026 sq ft / 188.2 sq m

Outbuilding = 122 sq ft / 11.3 sq m

Total = 2148 sq ft / 199.5 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). © nchecon 2024. Produced for Cooper and Tanner. REF: 1148441

### FROME OFFICE

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