



Castle Lodge, Murtry, Orchardleigh, Frome BA11 2PB

£650,000 Freehold

COOPER  
AND  
TANNER







# Castle Lodge, Murtry, Orchardleigh, Near Frome BA11 2PB

 3  1  1  2 acres approx. EPC N/R

---

£650,000 Freehold

## Description

Nestled on the edge of the picturesque Orchardleigh estate, this exquisite Grade II listed home has been substantially and tastefully renovated and represents a very special opportunity. The home enjoys approximately 2 acres of mature gardens and woodland to the rear.

The front door leads into a turret style entrance hall with two gothic leaded windows to the front. The quarry-tiled floor adds character, and an additional window to the side allows natural light to filter in. Ideal for showcasing a striking light fixture.

Leading from the hall is the generous 18ftx15ft lounge boasting dual aspect leaded stone mullion windows on the side, complete with elegant elm shutters. A central open fire is surrounded by a wooden carved mantle.

The kitchen/dining room is a well proportioned open planned space with newly fitted units topped with solid wood worktops. An electric range oven and hob and integrated dishwasher have also been newly installed. The wood burner takes centre stage within the exposed stone fireplace, while a spacious pantry cupboard offers ample extra storage space. The property has a separate utility room and separate w.c.

On the first floor you have three, well-proportioned bedrooms with gothic windows and exposed wooden floors, with the Master bedroom being an excellent size, mirroring the living room. These rooms are serviced by a family bathroom with bath and waterfall shower over.

Totalling approximately 2 acres, the beautiful garden wraps around the property, encasing the home into a secluded and private sanctuary, and including the old forge, with space to barbeque under the pergola, perfect for alfresco dining. There is a gravel drive and woodland, a truly magical spot providing a country feel just a few minutes drive of Frome.

Castle Lodge is approximately one mile from Frome, a historic market town, just under thirteen miles from Bath and surrounded by beautiful countryside. Frome is a historic market town with many notable buildings and features the highest number of listed buildings in Somerset. Frome offers a range of shopping facilities and is known for its small independent shops, artisan street markets, festival and cultural venues, a sports centre, several cafés, a choice of pubs, local junior, middle and senior schools, theatres and a cinema. The property is within easy walking distance of shops, cafés, and amenities.

















**Local Council:** Somerset

**Council Tax Band:** E

**Heating:** LPG and solid fuel heating

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

**Tenure:** Freehold



#### Motorway Links

- A36, A303
- M4, M5



#### Train Links

- Frome, Bath
- Warminster and Westbury



#### Nearest Schools

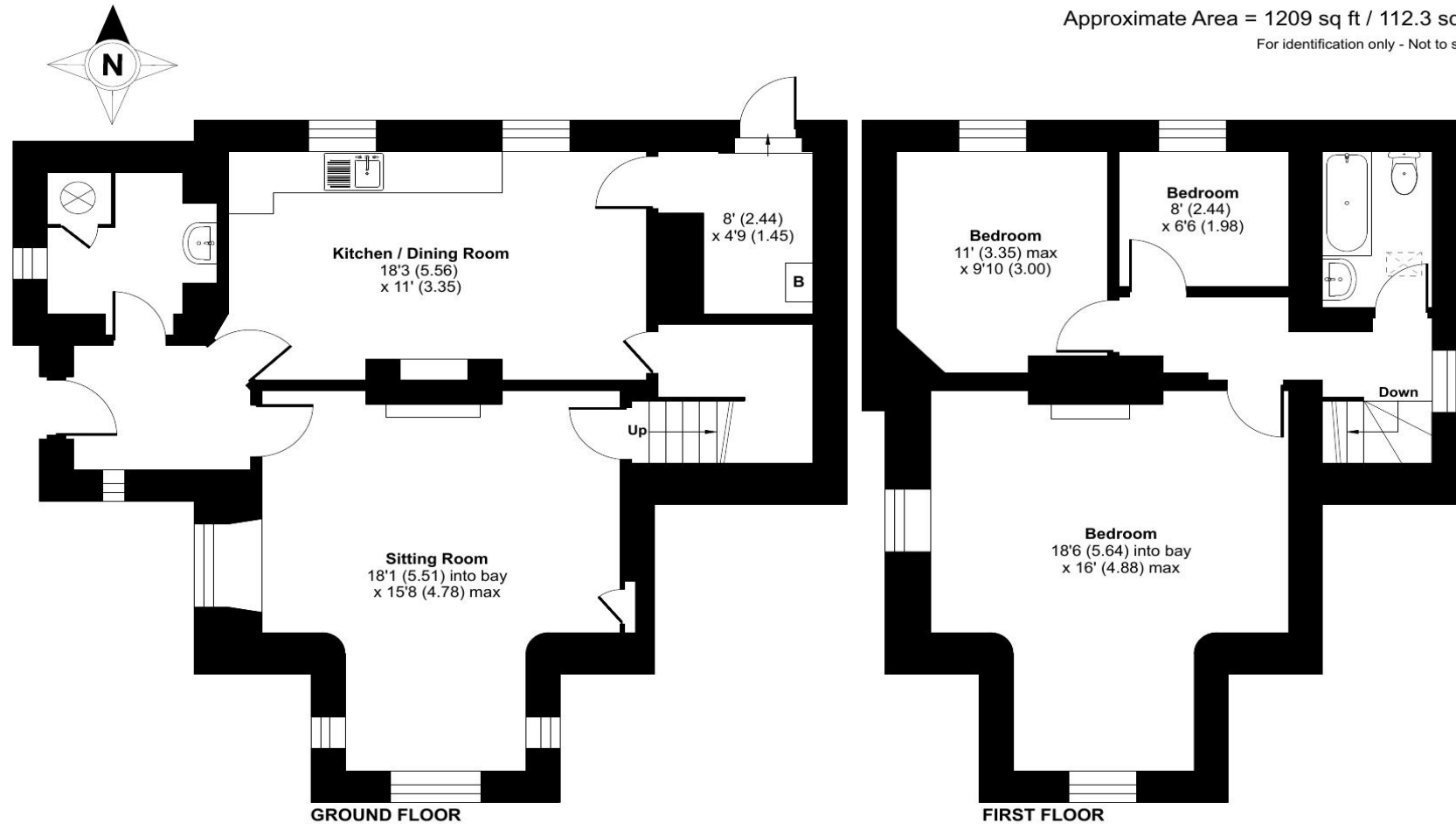
- Frome, Bath, Beckington, Bruton
- Street, Warminster and Wells



# Murtry, Frome, BA11

Approximate Area = 1209 sq ft / 112.3 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). © ntkhecom 2024. Produced for Cooper and Tanner. REF: 1163479

## FROME OFFICE

telephone 01373 455060

6 The Bridge, Frome, Somerset BA11 1AR

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

**COOPER  
AND  
TANNER**

**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, reference 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.

