



Knoll House, Laverton, BA2 7QY

£975,000 Freehold

COOPER
AND
TANNER



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 5  3  3  1.30 acres EPC F

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Description

Knoll House represents an exciting and rare opportunity to get into the village of Laverton, a highly sought-after semi-rural village between Frome and Bath.

The house itself is a very spacious and naturally bright, detached family size home which we believe to be around 100 years old.

Throughout the property there is a lot of work to carry out and so we encourage only buyers ready for a project to register interest.

The attractive front door opens into a large entrance hall with doors through to the living room, the dining room and stairs rise to the first floor. The living is a twin aspect room that spans the full depth of the home with a lovely outlook over the gardens, with floorboards under foot, double doors out to the garden and a Jet master open fireplace within an attractive Bath stone surround. The dining room also enjoys floorboards, fitted storage and a bay window overlooking the front gardens.

The kitchen is a great size and includes a range of wall and base units, an electric cooker with hob, an oil-fired Aga and lots of light. This links through to a breakfast area which is dual aspect. There is a utility space, a boot room, a pantry and a downstairs shower room. There is also a lean-to space to the side of the house.

On the first floor a light and airy landing lead to the bedrooms and bathroom, all of which enjoy views across the gardens or surrounding countryside. The master bedroom is a large double with fitted wardrobes, an en suite shower room and views over the gardens. Bedroom two is a very large twin aspect room with fitted wardrobes and views across the gardens. Bedroom three is a large twin aspect double bedroom with fitted wardrobes and views over the gardens and the adjoining countryside to the rear. Bedroom four is a small double with fitted wardrobes and an outlook over the fields to the rear and bedroom five is a large single room with the same view. The family bathroom is a lovely size with wooden floorboards and two large windows looking over fields.

Outside

The house is approached via a gated private driveway which leads through the gardens, across the front of the home to the double garage adjacent. The double garage has two doors to the front and beside is a storeroom and an annex/work from home area with a dual aspect room with shower room. There is comfortable parking for up to six cars.

The gardens lie flat predominantly to lawn, enjoy a good degree of privacy and various mature trees and shrubs decorate the space.

Agent's Note

Our vendors would like to be fully transparent with the fact that some of the pipework linking to the septic tank needs to be replaced. There is damp on the ground floor that needs to be remedied and some repairs to the roof cladding are now necessary.

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.











Local Information Laverton

Local Council: Somerset

Council Tax Band: G

Heating: Oil fired central heating

Services: Mains water and electricity. Private drainage

Tenure: Freehold



Motorway Links

- A303, A36
- M4, M5



Train Links

- Frome, Bath
- Warminster, Westbury



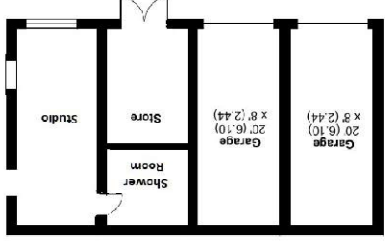
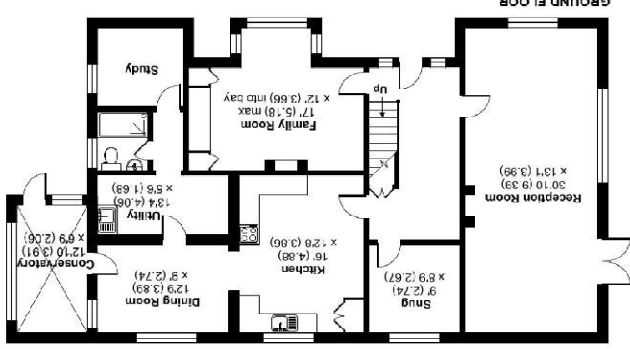
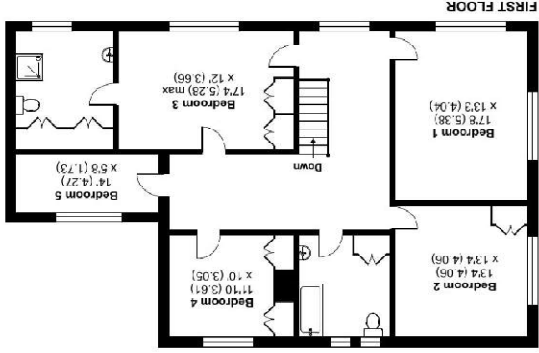
Nearest Schools

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



Knoll House, Laverton, Bath, BA2

Approximate Area = 2933 sq ft / 272.5 sq m
 Garages = 346 sq ft / 32.1 sq m
 Stores = 338 sq ft / 31.4 sq m
 Total = 3617 sq ft / 336 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © ntlhcom 2023. Produced for Cooper and Tanner. REF: 1008071

FROME OFFICE

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