



The Old Rectory

East Woodlands, BA11



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*An impressive Grade II listed former rectory,
in a beautiful and private woodland setting
on the edge of the Longleat Estate*

Ground Floor

Entrance Hall • Drawing Room • Dining Room • Sun Room
Study • Studio • Kitchen/Breakfast Room • Utility Room
Pantry • Cloakroom • Store

First Floor

Master Bedroom Suite • 3 Double Bedrooms (2 En Suite) • Bathroom

Annexe

Sitting Room • 3 Bedrooms • 2 Bathrooms • WC

Gardens and Grounds

Triple Garage • Gardens • Woodland

In all about 3.18 acres (1.29 hectares)

Distances

Frome 3 miles • Babington House 9 miles • Westbury 10 miles
Bruton 12 miles • Central Bath 17 miles • Central Bristol 27 miles
(All distances are approximate)

The Old Rectory

The Old Rectory is a handsome family home that is believed to date back to the early 19th century, and later remodelled in 1880 by J. L. Pearson.

The property offers traditional family living space, with the accommodation arranged over two floors. There are a wealth of character period features throughout, to include stunning arched stone mullioned windows with wooden shutters and flagstone floors.

From the entrance hall is the dual aspect study with open fire, the fabulous drawing room with open fire at each end and bay windows affording southerly views of the gardens and grounds beyond. From here is the kitchen/ breakfast room with AGA and three larder cupboards, dining room and sun room/ dining hall with exposed stone walls and

a wealth of light. There is also a studio, utility room, pantry, store and cloakroom on this level.

On the first floor is the master suite comprising double bedroom, bathroom and dressing room, three further bedrooms, two with en suite bathrooms and a bathroom.

The property benefits from an annexe in the west wing of the house, comprising sitting room, three bedrooms, two bathrooms and a WC.



Situation

East Woodlands is situated in the County of Somerset.

The property is located in the charming rural hamlet of East Woodlands, to the south of Bath, which benefits from a church, village hall and a 17th century free house The Horse & Groom, known locally as The Jockey. The popular market town of Frome is close by, which provides a wonderful mix of independent shops, restaurants, cafes, pubs and the renowned monthly artisan market The Frome Independent. Babington House, Hotel and Private Members Club is also only a short drive away providing a beautiful country setting to relax and unwind.

The UNESCO World Heritage Site of Bath is not too far away, providing first class shopping, restaurants, bars and cultural attractions including the Roman Baths, Holburne Museum, The Royal Crescent, Prior Park Gardens and the Theatre Royal.

Frome, Westbury, Warminster and Castle Cary stations provide rail services to London Waterloo and London Paddington, whilst the A303 (M3) provides good road access to London and the wider motorway network, in addition to the A36, M4 and M5 all being within easy reach. Bristol Airport is approximately 28 miles away, and provides a wide range of national and international flights.

There are a number of highly regarded schools in the area to include The Steiner Academy Frome, All Hallows, Sexey's, Downside, Wells Cathedral and Millfield; in addition to an excellent selection in Bath.





Gardens & Grounds

The gardens and grounds provide a wonderful outlook from the house and a lovely secluded setting.

The Old Rectory is approached through wrought iron electric gates onto a driveway with turning circle where there is parking for a number of vehicles, in addition to the triple garage. There is also a second set of gates which could be used if desired.

The grounds extend to about 3.18 acres (1.29 hectares) and comprise formal and informal areas, including a terrace and a beautiful bluebell woodland. There is also a kitchen garden.



Directions to BA11 5LQ

From Bath head south via Brassknocker Hill, turn right onto Warminster Road/A36 and continue on this road for just over 6.5 miles. At the first roundabout take the 2nd exit to stay on the A36 and then follow the appropriate exits at the next three roundabouts to stay on the A361. At the final roundabout take the 2nd exit, continue for just over 2.5 miles, and then turn left onto East Woodlands Road. Continue for just over 1 mile and the turn right at the crossroads onto Shepherd's Lane. Follow the lane up to the church and then turn left, you will find The Old Rectory on your right.

Services

Mains water and electricity. Oil fired central heating. Private drainage.

Method of Sale

The freehold of The Old Rectory is available for sale by private treaty with vacant possession on completion.

Fixtures and Fittings

All those items regarded as tenant's fixtures and fittings, together with the fitted carpets, curtains and light fittings, are specifically excluded from the sale. However, certain items may be available by separate negotiation.

Local Authority

Mendip District Council - mendip.gov.uk

Council Tax

Band H

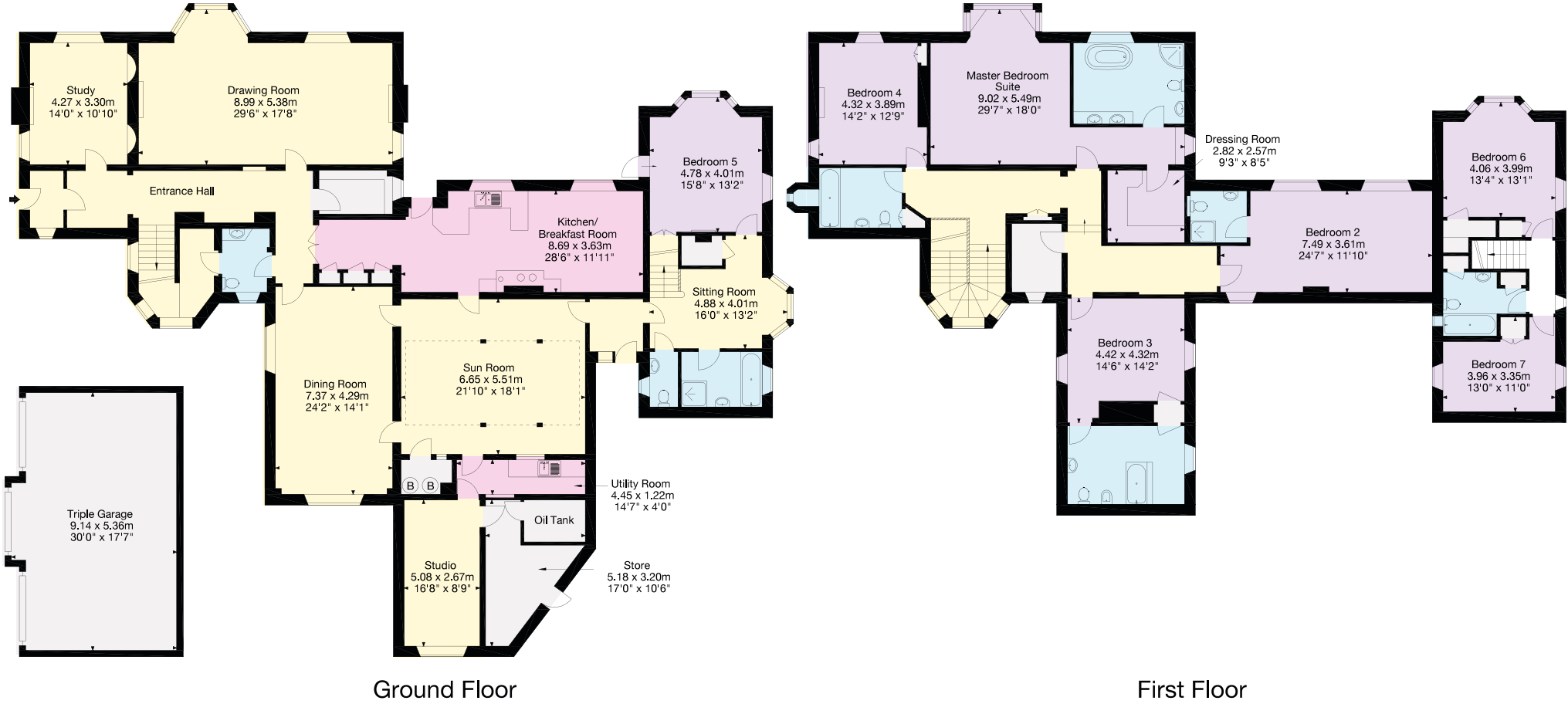
Viewings

Strictly by prior appointment with the agent.



APPROXIMATE GROSS INTERNAL FLOOR AREA
(No less than)
515 sq.m (5,548 sq.ft)

Triple Garage
(No less than)
50 sq.m (542 sq.ft)



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