



Marrow Pole House, Hemington, Somerset BA3 5XS

£825,000

**COOPER & TANNER**  
THE ART OF AGENCY

# Marrow Pole House, Hemington, Somerset BA3 5XS

## Description

Marrow Pole House is a charming detached family home that offers flexible living accommodation, combined with fabulous grounds, including large gardens, two paddocks, gravelled parking, a single garage

and a stable. The house overlooks open fields on a peaceful country lane, positioned between the sought after market town of Frome and the Georgian city of Bath.

- Detached family home
- Three reception rooms
- Four bedrooms and an office
- Impressive kitchen
- Incredible views
- Gardens and land
- Detached garage and stable
- Sought after rural location
- Easy access to Frome & Bath

## Viewing

Strictly through Cooper & Tanner on  
01373 455060



## The Accommodation

The accommodation comprises: an entrance hall with a downstairs cloakroom, a spacious living room with a working open fireplace, an exposed beam and beautiful views across surrounding countryside. There is a formal dining room and an impressive kitchen running almost the full width of the house, with a range of wall and base units with granite worktops, some integrated appliances and views across the gardens at the rear. Solid oak and glass doors lead into the family room which is a magnificent space that opens onto the gardens, ideal for entertaining. The family room is complete with high

ceilings and exposed Apex beams, a stone floor with underfloor heating, lots of natural light and two sets of double doors out to the gardens. There is also a large utility/boot room with plumbing for a washer/dryer, room for coats and wellies and access into the gardens to the side.

On the first floor there are four bedrooms and a dual aspect office. The master bedroom features a stylish en-suite shower room in addition to lovely views across open fields. There is also a family bathroom which has a bath and separate shower cubicle.

## Outside

Marrow Pole House is situated on a very peaceful country lane surrounded by open countryside and yet it is within easy access of both Frome and Bath. In total the plot extends to approximately 1.35 acres.

The gardens are predominantly to the rear and the left hand-side. To the rear there is a sheltered seating area adjoining the family room, a lawn with the most amazing willow tree and an orchard area with a number of fruit trees including plums and apples.

To the left hand-side of the house is a further lawn which is bordered by plants and shrubs and bounded by charming stone walls.

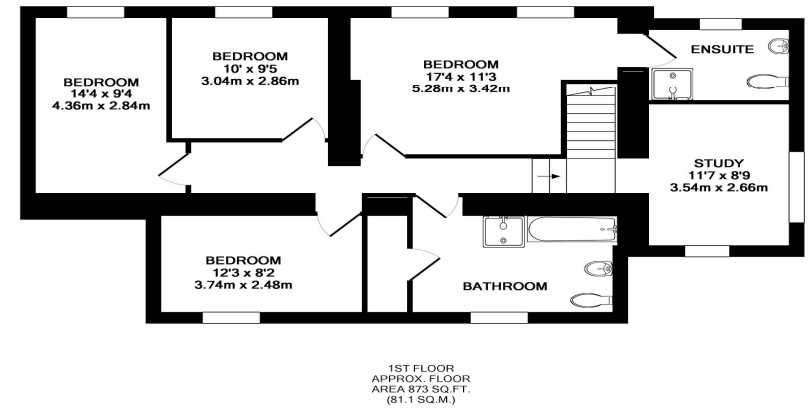
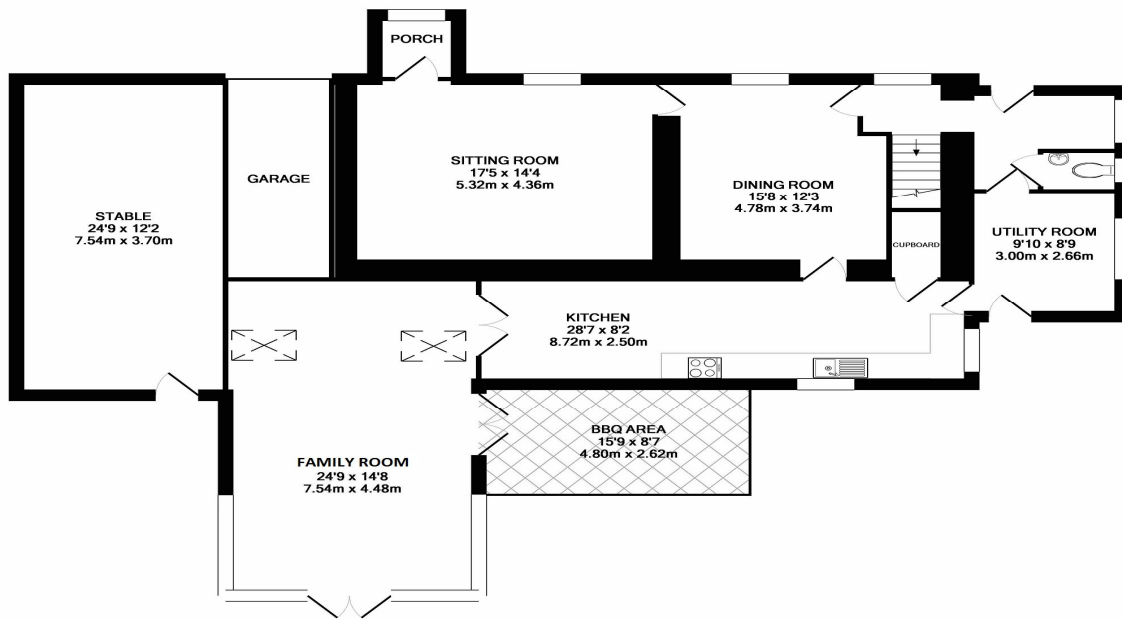
## The Paddock

There is a level pony paddock enclosed by post fencing and hedges and a second paddock that has been formerly used to keep goats and chickens.

## Parking and Outbuildings

There is also a single garage, a stable, a stone outbuilding, timber shed and off-road parking for around 6 vehicles.





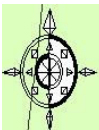
1ST FLOOR  
 APPROX. FLOOR  
 AREA 873 SQ.FT.  
 (81.1 SQ.M.)

**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.

**Area and Sales Plans**

The area and the sale plan have been calculated and produced using Promap mapping software (Ordnance Survey Licensed) and referenced where possible to the HMLR Title plan, however they may not correspond with other mapping services. The boundaries are clearly marked on site and potential purchasers should inspect them and make such enquiries as they deem necessary.





127.8m

Marrow Pole House

125.9m

Charlton Farm



### Location

Hemington, the nearest small village is set amongst rolling Somerset countryside, south of Bath and to the west of the market town of Frome. Next door to Chapel House is the village school, which has a very good reputation. Bath and Bristol are within commuting distance, and there are main line connections from Westbury and Bath. Private schools are to be found in Bath, Wells, Warminster and Bruton. Babington House private members' country club with all its outstanding facilities is within a short drive. Golf is to be found at the nearby Orchardleigh Estate.



### Tenure

Freehold.

### Council Tax Band

Band F.

### EPC Rating

Rating D.

### Services

Private drainage, private water, electricity and BT are all connected.

### Heating

Oil fired central heating.

### Local Authority

Mendip District Council, Cannards Grave Road, Shepton Mallet, Somerset BA4 5BT Tel: 0300 303 8588.

AS Ref: 17850 12<sup>th</sup> June 2017





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