



The Old Manse Bath Road, Frome, BA11 6SW  
£1,150,000

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# The Old Manse Bath Road

Frome, BA11 6SW

To describe The Old Manse as merely characterful is something of an understatement. Arranged over three floors, this truly unique grade II\*-listed six-bedroom property sits within a sunny 1/3rd of an acre 'hide and seek' garden made up of pathways and lawns in the heart of Beckington, a sought-after historic village, three miles north of Frome, one of Somerset's most vibrant market towns.

Featured in Simon Jenkins' book 'England's Thousand Best Houses' as a 'Tudor house behind a Jacobean façade' The Old Manse is steeped in history and bursting with period features. The earliest parts date back to the late 15th century, and taken as a whole, the house is a curious representation of periods and styles, boasting early stone fireplaces, hand-carved Tudor doorways, a Jacobean oak staircase and moulded ceiling, a peep window and a fascinating strapwork moulded plaster marriage plaque dated 1670.

In 1993, the house underwent a thorough structural overhaul with the aid of a grant from English Heritage. The works included replacing the roof, rebuilding the chimneys, installing new front windows and lintels, plus repairs to stonework and repointing the walls.

'The Old Manse has a magical atmosphere and I have always said that I didn't choose it, it chose me! It's been a wonderful family home with lots of space and light, a place enjoyed by myself, my husband and our three children who all grew up here,' says owner Jennie. She adds, 'there is plenty of room indoors to enjoy day-to-day life and entertaining, with quiet corners to escape to and grand spaces for entertaining such as The Great Room. The garden has also proved to be a wonderful place for kids to romp around in, to dine al fresco, or just lap up a good dose of sunshine.'

Having lived here for thirty-nine years, the family have cherished the property, restored it and kept it in good order.

'The Great Room, with its magnificent moulded plaster ceiling depicting the royal arms of Henry VIII and Catherine of Aragon, is a comfortable and cosy space, particularly when sitting beside the log fire on a winter's evening.'

'The large, picturesque patio area to the rear of the house – a spot which gets the morning sunshine – has plenty of space for a table to seat eight.'

'Beckington village has a strong sense of community, based around its playgroup, two schools, clubs, societies and busy pubs, The Woolpack and The Foresters. Health and fitness sessions are held at the Village Hall and there is a super farm shop and a popular café.'

'The village has regular bus services to Frome, Bath and Trowbridge. There is also a handy fast train service to London from Westbury, just six miles away.'

'It's been a great joy to live in a home which exudes such a strong sense of being part of 500 years of history.'

Local Authority: Somerset CC. Conservation area.

Council Tax Band: E

Services: Mains drainage, water, electricity and gas.

Parking: On street

Tenure: Freehold

Listed: Grade II\*

For more information or to arrange a viewing, please call Rivendell Estates on 01373 489 888



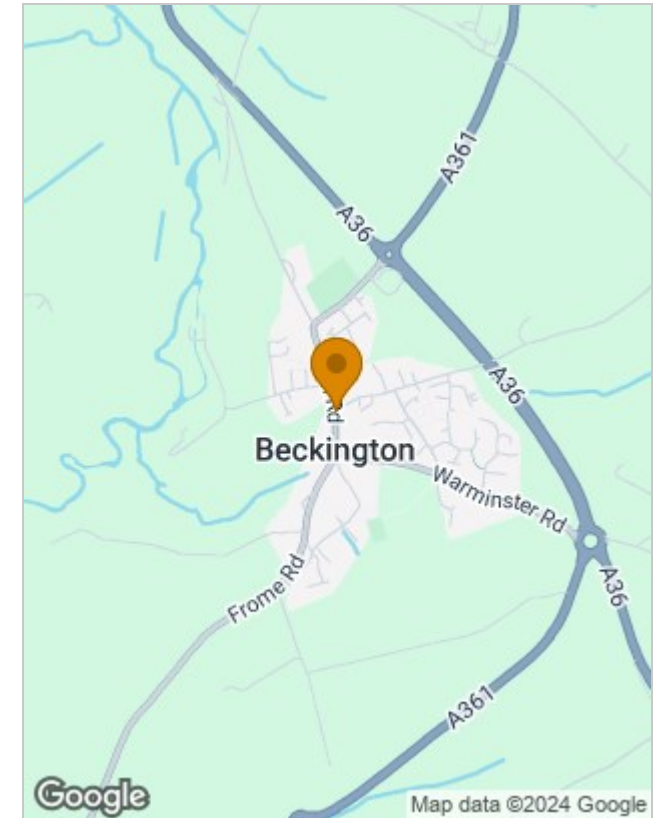




## Floor Plans



## Location Map



## Energy Performance Graph

## Viewing

Please contact our Rivendell Estates Office on 01373 489 888 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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