



Fairhaven , Frome, BA11 2NH  
£1,000,000









# Fairhaven, Frome, BA11 2NH

A Spacious and Versatile Family Home with Stunning Countryside Views.

Fairhaven, originally built in the 1930s, has been thoughtfully updated and renovated by the current owners to provide modern, predominantly lateral living. This exceptional home boasts versatile accommodation, a range of outbuildings, and breathtaking open countryside views, all set within grounds exceeding two acres.

### Accommodation

The welcoming entrance hall leads into a large kitchen and dining room, designed for both family living and entertaining, providing ample space for cooking and dining. Just off the kitchen/dining room, you find a bright, spacious sitting room with an inset wood burner seamlessly connecting to the conservatory. Both spaces offer direct access to an expansive terrace, perfect for relaxation and enjoying the picturesque setting. Additional ground-floor rooms include a practical utility room and three bedrooms, one with an en-suite shower room, plus a separate shower room (bedroom four on the plan is currently used as a study). A spiral staircase from the kitchen leads to the principal bedroom suite, which enjoys an en-suite bathroom and outstanding views across the surrounding countryside.

### Gardens, Grounds, and Outbuildings

Fairhaven is accessed via double electric gates leading to a spacious private driveway and an impressive car barn (34'4" x 26'4") with twin roller doors and a pedestrian entrance, ideal for housing a car collection.

The low-maintenance gardens, mainly laid to lawn, provide a tranquil setting. A wooden-clad lodge, equipped with electricity, offers flexibility as a home office, gym, or treatment room. Additional outbuildings include two stables, a tack room, a store room, a garden store, and a log store. The private rear garden features a raised deck area enclosed by glass balustrades, complete with a sunken hot tub—an ideal space for entertaining while taking in the stunning rural views. Beyond the garden, two paddocks wrap around the property, enclosed by high-quality post-and-rail fencing, offering excellent equestrian potential and preserving the uninterrupted views.

### Location

Fairhaven is located on the outskirts of Frome, a vibrant town known for its artisan shops, restaurants, and renowned farmers' market. The nearby village of Beckington offers charming amenities, including the popular French café Mes Amis and the well-regarded White Row Farm Shop and Restaurant. Prestigious destinations such as Babington House, the Hauser & Wirth gallery in Bruton, and The Newt in Somerset are all within easy reach. Frome, Westbury, and Warminster railway stations provide high-speed links to London Paddington and London Waterloo, while Bristol Airport offers extensive national and international flight options. The area benefits from excellent transport links, including the A303 (M3) and M4 (J17), ensuring easy access to London and the wider motorway network.

### Education

The area offers outstanding educational opportunities, including Beckington First School (rated 'Outstanding' by Ofsted), and a selection of highly regarded private schools such as Lumiar Stowford, Sexey's, All Hallows, Downside, Wells Cathedral School, and Millfield. Bath also provides an excellent range of state and independent schools, including Monkton, King Edward's, Beechen Cliff, and Hayesfield.

### Key Details

- Square Footage: 2,209 sq ft
- Acreage: 2.18 acres

£1,000,000





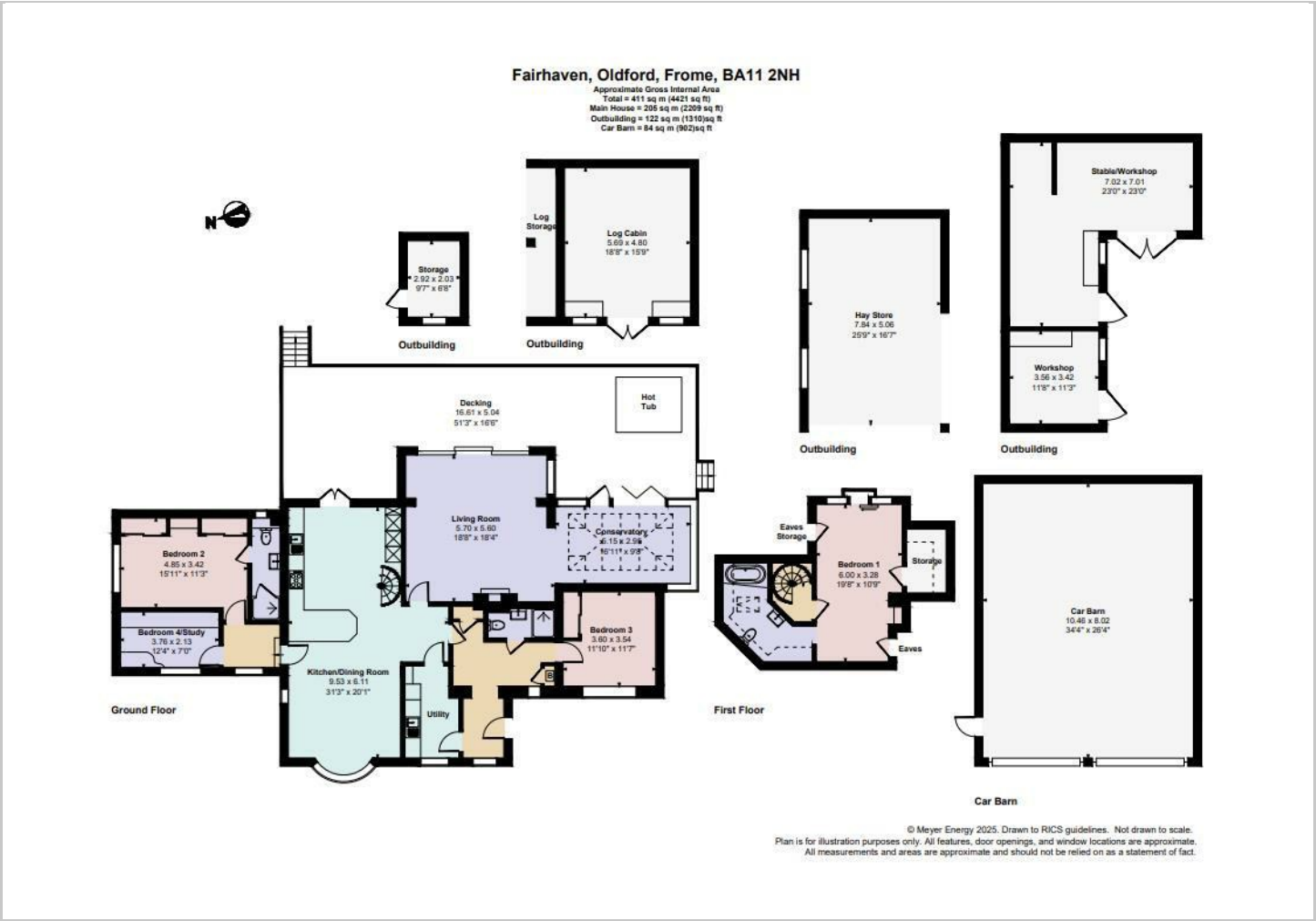








Floor Plans



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.

Location Map



Energy Performance Graph

