

# The Batch

Laverton, Somerset







# An attractive detached four bedroom home, occupying an enviable rural position.

Beckington 3 miles, Frome town centre 5.5 miles, Babington House 6 miles, Bath city centre 10 miles, Bruton 16.5 miles (All distances are approximate).



4



3



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## Summary of accommodation

### The House

**Ground Floor:** Entrance hall | Living/family room | Dining room | Kitchen | Cloakroom

**First Floor:** Principal bedroom en suite shower room | 2 double bedrooms | Small double bedroom | Bathroom

### Outside

Raised terrace | Lawn & meadow | 2 outbuildings | Parking

In all approximately 0.44 acres

## Situation

(Distances and times are approximate)

The property occupies a wonderful spot in the picturesque rural hamlet of Laverton, between Frome and Bath. The nearby village of Beckington has an award-winning cafe called Mes Amis, two public houses and a fuel station with M&S.



The artisan town of Frome is nearby, which is renowned for its atmospheric streets, quirky independent shops, cafés, galleries, and performing arts. Regularly featured in ‘Best Place To...’ lists, Frome is now famous for its independent town council, its innovative health care approaches, the monthly Independent Market, vibrant community action, and the surprise performances of international stars at the Cheese & Grain.



Babington House, the private members’ club, with its swimming pools, tennis courts, gym, bars and restaurant is only a short drive away; and the Hauser & Wirth Gallery in Bruton and The Newt are also both within easy reach.



Connections in the area are excellent with the A36 and A303 (M3) not far away, providing access to the wider motorway network. Frome, Westbury and Warminster stations all provide regular rail services to London Paddington and London Waterloo.





## The House

The Batch is beautifully styled throughout and offers great modern family living space arranged over two floors.

On the ground floor from the entrance hall you have the kitchen (Unfitted Kitchens) featuring a cool copper sink, with steps then leading down to the triple aspect breakfast/dining room. From here you have the spacious living/family room with a woodburner at one end, and an open fire at the other. There is also a cloakroom on this floor.

On the first floor is the principal bedroom with bi-folding doors onto a juliet balcony exposing the fabulous countryside views, and an en suite shower room. Beyond this there are two double bedrooms, a small double/single bedroom which could be used as a dressing room or study, and the beautiful family bathroom.

## Outside

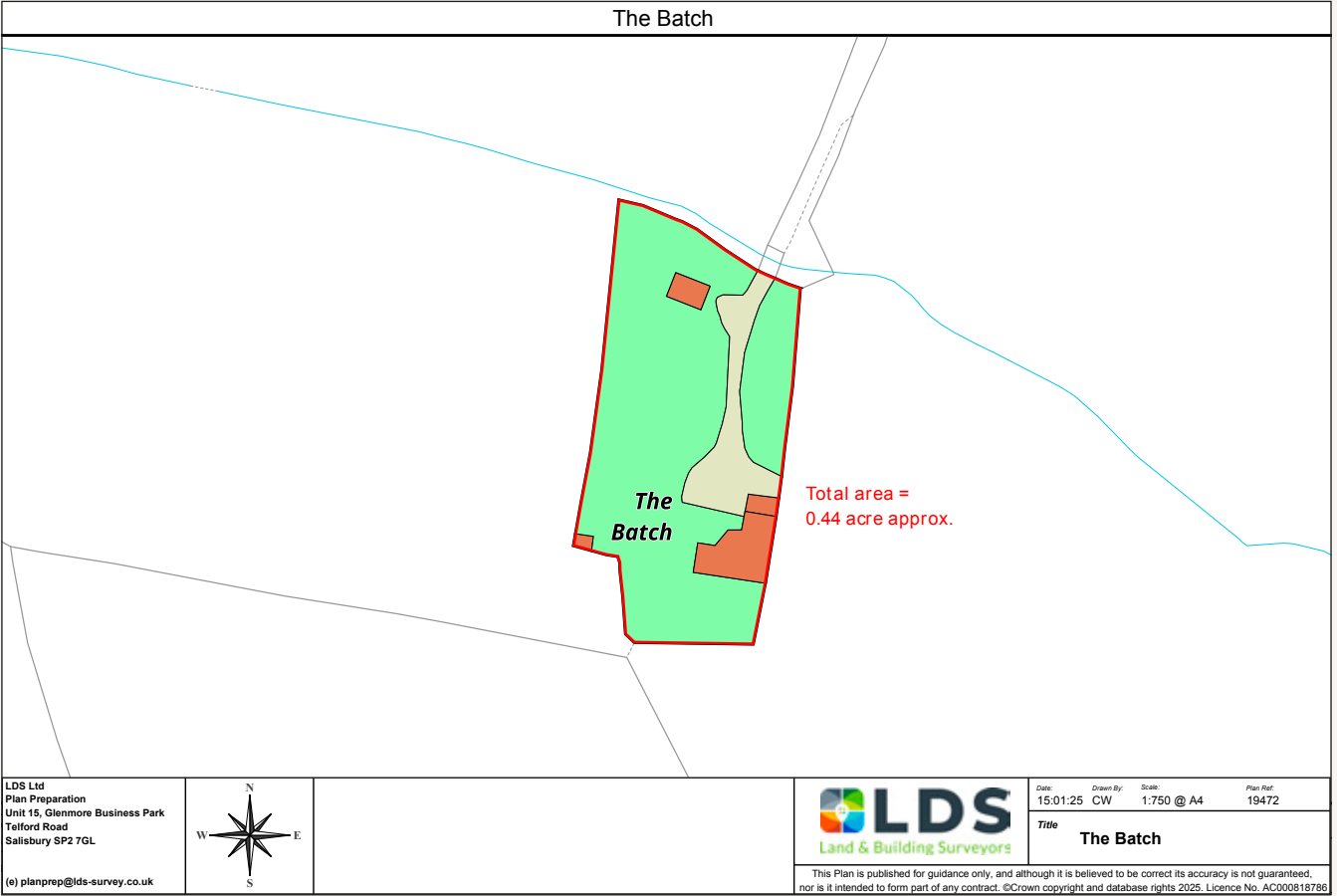
The property is approached onto a private driveway where there is parking for a number of vehicles. The track leading down to this is owned by a nearby farm, with a legal RoA.

The mature south facing gardens feature lawns, wildflower meadow, a raised decked hot tub (wood fired) and entertaining terrace, a kitchen garden with five raised beds, and a selection of fruit trees.

There is a fire pit area, tucked away at the bottom of the garden by a little river, and a children's play area with two treehouses and a mud kitchen.

There is also a large wooden garage/store, a shed and an old well.





# Property Information

**Green Credentials:** The property benefits from Solar Photovoltaic (PV) Panels which are positioned on the roof of the house, with battery storage, making it more economical to run.

**Tenure:** We are advised that the property is Freehold.

**Services:** We are advised that there is mains water and electricity. Private drainage (septic tank and soak away). Oil fired central heating, with Biomass secondary heating. Voneus & EE broadband.

**Local Authority:** Mendip District Council – somerset.gov.uk

**Council Tax:** Band F

**EPC:** D

**Guide Price:** £975,000

**Directions (BA2 7RA):** From Bath head south on the A367 and then onto Midford Road/B3110. Pass through Hinton Charterhouse, and head into Norton St Philip. Once in the village turn right onto Mackley Lane, and onto Row Lane. At the T-junction cross straight over onto the track which leads down to the property.

**What3Words:** ///handyman.noises.nods

**Viewings:** All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.



### Approximate Gross Internal Floor Area

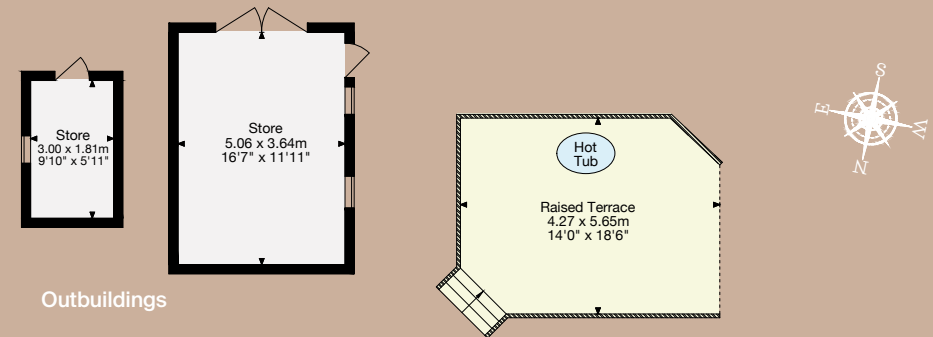
Main House: 191 sq.m / 2,055 sq.ft

Outbuildings: 24 sq.m / 258 sq.ft

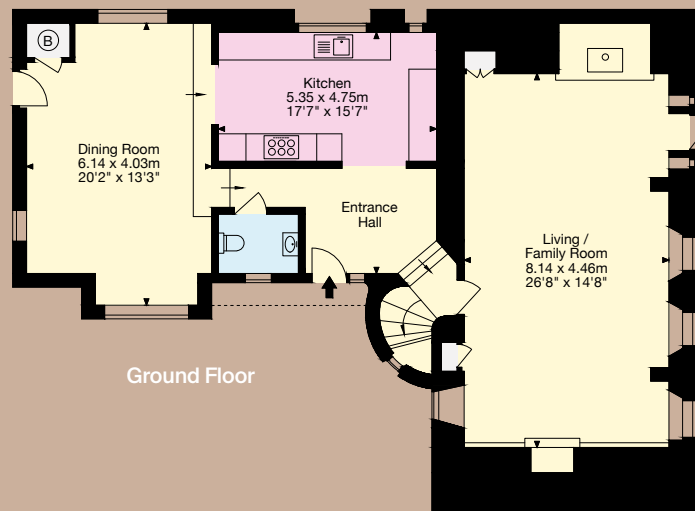
Total Area: 215 sq.m / 2,313 sq.ft

Terrace: 215 sq.m / 247 sq.ft

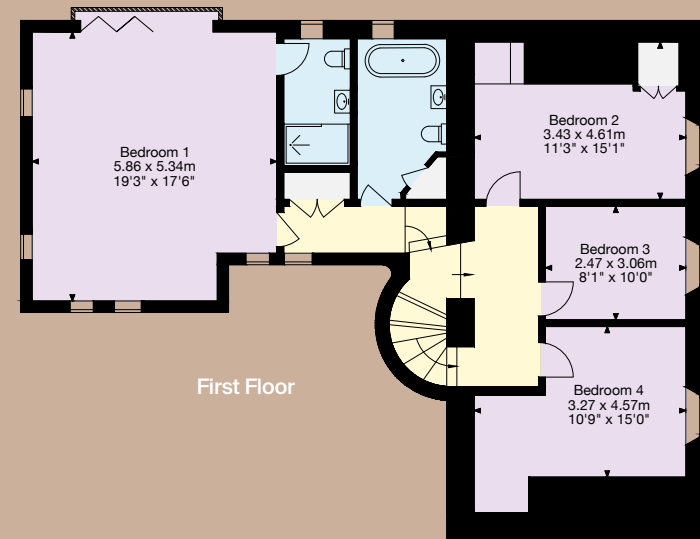
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Outbuildings



Ground Floor



First Floor

### Knight Frank

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Queen Square, Bath

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I would be delighted to tell you more

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**Fixtures and fittings:** A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated February 2025. Photographs and videos dated January 2025.

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