



Wellow Brook Lodge

Writhlington, Near Bath



A charming detached four bedroom home, in a magical rural position.

Wellow 3.5 miles, Babington House 4 miles, Frome 7 miles, Bath 9 miles, Bristol International Airport 18 miles.
(Distances and times approximate).



Summary of accommodation

Main House

Ground Floor: Porch | Open plan kitchen/dining room | Living room | Office/bedroom 4

2 double bedrooms | Bathroom

First Floor: Principal bedroom en suite bathroom

Garden, Grounds and Outbuildings

Lawn | Paddocks | Pond | Barn | 2 stables & store | Triple garage | Parking

In all about 5.94 acres



Situation

(Distances and times are approximate)

The property occupies an enviable private position in the Wellow Brook valley, to the south of Bath. The nearby village of Wellow offers The Parlour Shop, a community run village store, the Fox & Badger public house, a good primary school, tennis courts, a church and Wellow Trekking Centre. Shoscombe also offers the Apple Tree public house. There is an excellent selection of schools in the area.



The vibrant market town of Frome is close by offering a fantastic selection of shops, cafes, pubs and restaurants. Babington House, The Hauser & Wirth gallery in Bruton and The Newt in Somerset are all within easy reach.



Communications in the area are excellent with the A37 and A303 (M3) not far away, providing access to the wider motorway network.



Bath, Frome, Westbury and Warminster stations all provide regular rail services to London Paddington and London Waterloo.



The House

Wellow Brook Lodge offers well presented and up to date, primarily lateral accommodation.

You enter the property through impressive double wooden doors, into the porch and then through a glass panelled door into the spacious and dual aspect open plan kitchen/dining/family room.

From here you have the living room with wood burner and bifold doors leading out to the gardens, an office or bedroom 4, two double bedrooms and a bathroom.

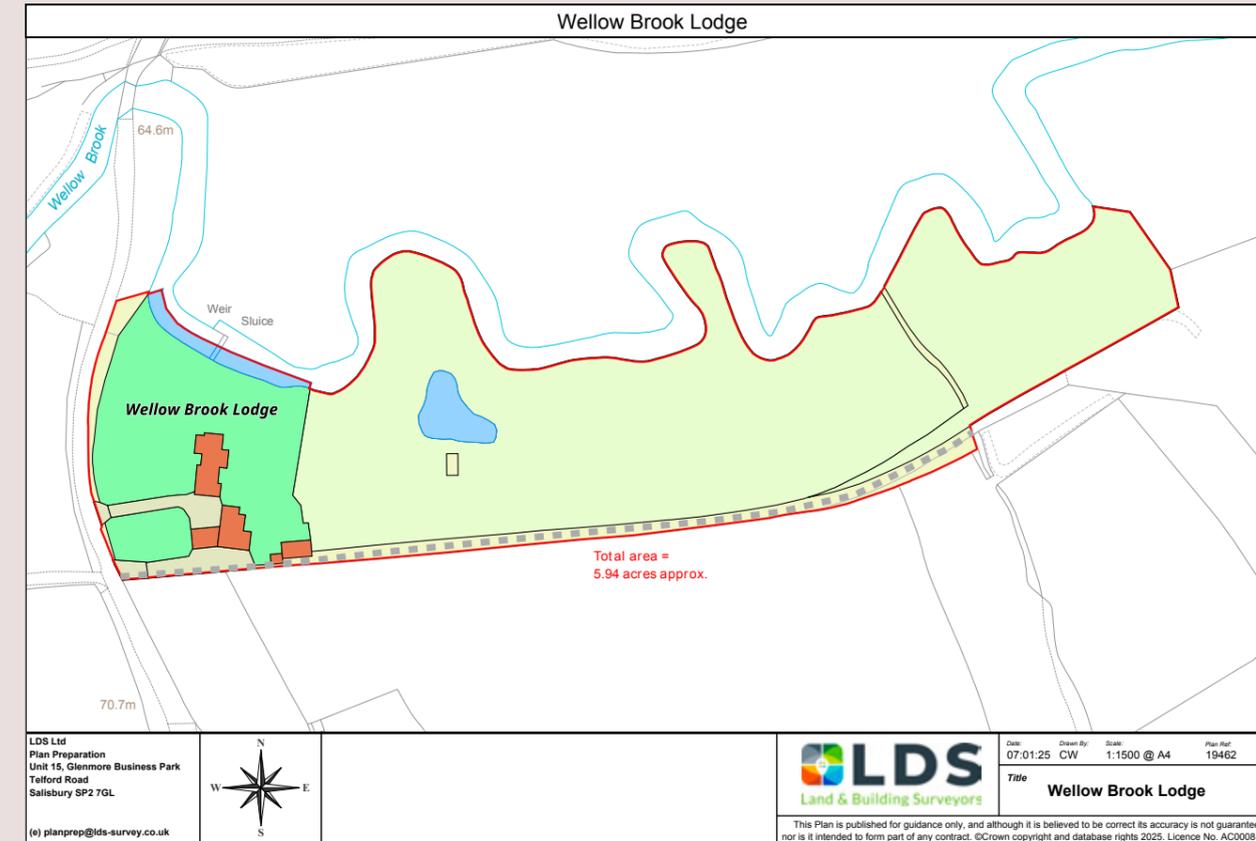
The first floor features the principal bedroom with en suite bathroom.

Gardens, Grounds and Outbuildings

The property is approached onto a private driveway where there is parking for a number of vehicles in addition to the triple garage.

Attached to this is a large barn with a kitchenette, WC and store; all of which could be converted for a variety of uses, subject to obtaining the necessary consents. There is also a stable block comprising two stables and tack store.

The grounds border the brook, which features a calming weir; and comprise gardens which wrap around three sides of the house, and paddocks with a large pond in the first. This beautiful natural space is a haven for the wild inhabitants of the region.



Property Information

Directions (BA3 5UA): From Bath head south on the A367, passing through Dunkerton. At the first roundabout take the 1st exit and at the next roundabout take the 2nd exit to stay on the A367 passing Peasedown St John. Take the next left onto Braysdown Lane, continue on this road to for just over 1 mile. Go under the viaduct, and you will find the house on your left.

What3Words: ///frightens.internet.boot

Method of Sale: We are advised that the property is Freehold.

Services: Mains water and electricity. Private drainage (septic tank). Air source heat pump. There is also an LPG gas tank. Under floor heating throughout (water system).

Local Authority: Bath and North East Somerset Council - bathnes.gov.uk

Council Tax: Band F

EPC: D

Guide Price: £1,250,000

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



Approximate Gross Internal Floor Area

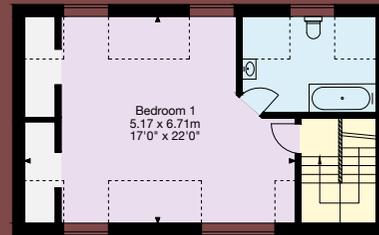
Main House = 185 sq.m / 1,991 sq.ft

Garage = 52 sq.m / 559 sq.ft

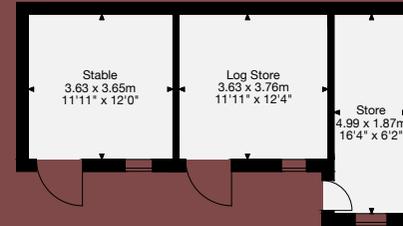
Outbuildings = 144 sq.m / 1,550 sq.ft

Main House = 381 sq.m / 4,100 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.



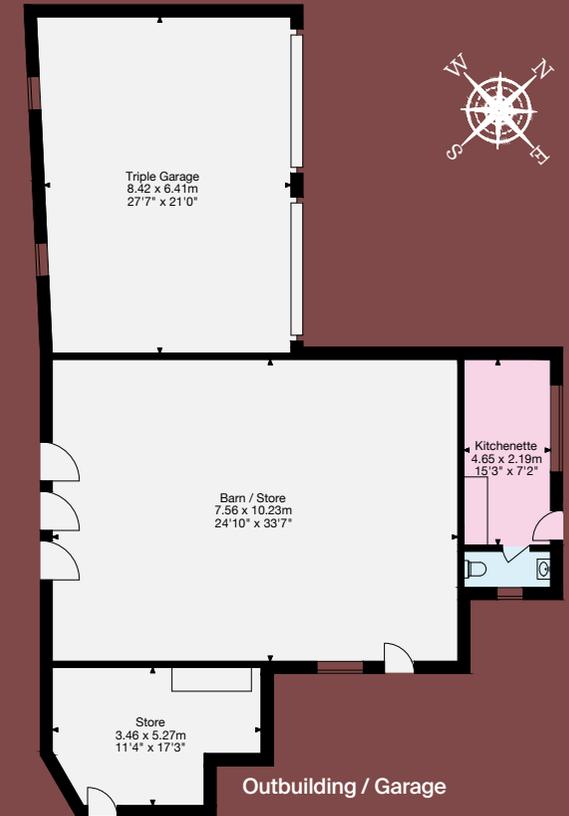
First Floor



Outbuilding



Ground Floor



Outbuilding / Garage

Knight Frank

4 Wood Street

Queen Square, Bath

BA1 2JQ

knightfrank.co.uk

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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