



Whatcombe Farm

Frome, Somerset





An attractive six bedroom detached period house, with ancillary accommodation and outbuildings, in a peaceful rural position on the edge of Frome.

Frome 1.5 miles (London Paddington from 1hr 40 minutes), Bruton 12 miles, Bath 14 miles, Bristol 22 miles, Westbury station 7.7 miles (London Paddington from 1hr 24 minutes)
(All distances and times are approximate).



6-11



4-8



4-9

Summary of accommodation

The House

Ground Floor: Entrance hall | Living room | Dining room | Snug | Kitchen/breakfast room | Utility/boot room | 2 cloakrooms

First Floor: Principal bedroom en suite | Double bedroom en suite | 2 further bedrooms | Bathroom | Family/music room

Second Floor: 2 double bedrooms with en suites

The Cottage

Entrance hall | Kitchen/dining room | Living room | 4 bedrooms (1 en suite) | Bathroom | Single garage

The Annexe

Entrance hall | Living room/studio/gym | Double bedroom en suite | Kitchen/dining room | Study | Cloakroom | Garden

Garden Office

Office/studio | Kitchenette | Shower room

Gardens, Grounds and Outbuildings

Formal gardens | Walled garden | Orchard | Woodland | Paddocks | 3 barns | 2 stables | Tractor shed | Triple garage | Wood store

In all approximately 10.89 acres.

Situation

(Distances and times are approximate)

Whatcombe Farm enjoys a private rural position on the outskirts of the popular historic market town of Frome. It is approximately a 15-minute tarmac level walk into the town centre along the river cycle path.



Frome is a bustling town filled with character, which is renowned for its atmospheric streets, quirky independent shops, cafés, galleries, and performing arts. Regularly featured in 'Best Place To...' lists, there is the monthly Independent Market, and The Frome Festival is also a draw with its packed programme of art, music, history and nature, alongside the family-run cinema, The Black Swan Arts Centre 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. The beautiful city of Bath, is also not far away, offering a wealth of shops, bars, restaurants and activities.



There is an excellent selection of schools in the area, such as Avanti Park school, and an array of private schools further afield, including All Hallows, Wells Cathedral School, Millfield and those in Bath such as Prior Park College and King Edwards School.



The House

Dating back to 1642, Whatcombe Farm is a fabulous family home, with spacious and versatile accommodation, that is well presented throughout.

To the left of the entrance hall, you have the dining room with large woodburner; both have original stone floors, and then the generous living room also with large woodburner. The kitchen/breakfast room features a central island with four electric sockets, Italian marble work tops, an induction hob, convection and steam ovens, two warming drawers, integrated larder, fridge/freezer, and dishwasher. Beyond this is the snug with remote controlled gas fire in cast iron and slate surround, and the utility room with fitted cupboards, quartz work tops and plumbing for an American style fridge freezer, washing machine and tumble dryer. There are also two cloakrooms on this floor.

The first floor comprises principal bedroom suite, with walk in dressing room, and bespoke sliding doors with locally designed stained glass through to the spacious en suite bathroom featuring porcelain floorboards from Mandarin Stone, a free-standing bath, a large walk-in shower, heated towel rail and French shutters and under floor heating.

Beyond this is a lovely east facing bedroom for early morning sun, a double bedroom with en suite shower room and door to separate staircase, a study (or could be a small bedroom) with fitted cupboards, a single bedroom and the family bathroom with a large walk-in shower, large bath, French shutters and a heated towel rail. There is also the family/ music room with oak fitted bookcases and fitted cupboards.

On the second floor from the spacious landing, which is a great reading area, there are two further large double bedrooms, one with en suite shower rooms. These are serviced by a separate hot water system and heating. There is also plentiful eaves storage.





HOUSE

Approximate Gross Internal Floor Area
Main House: 566 sq m / 6,092 sq ft
Outbuildings: 340 sq m / 3,659 sq ft
Barn: 472 sq m / 5,080 sq ft
Total Area: 1,378 sq m / 14,831 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.



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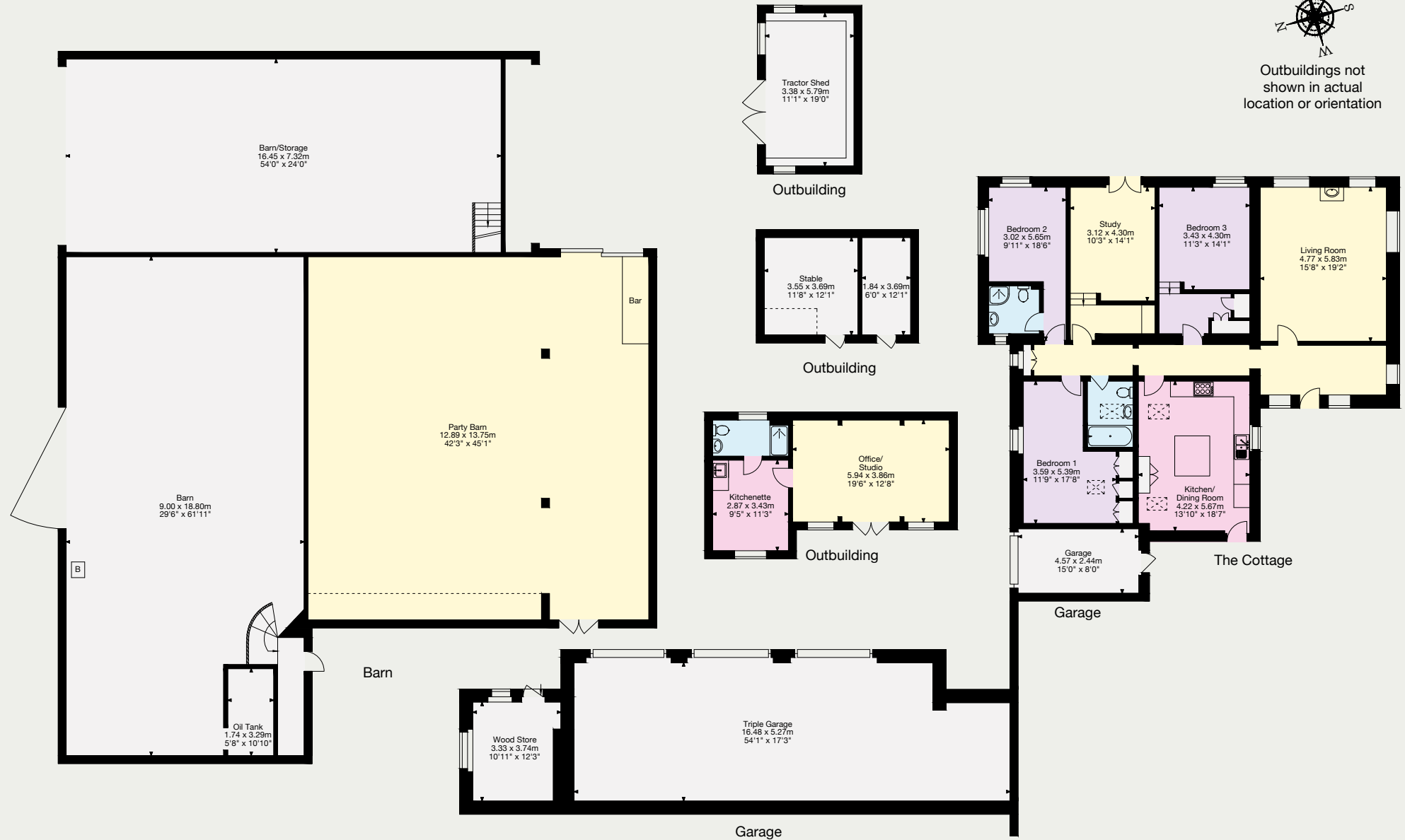
Outbuildings not shown in actual location or orientation

OUTBUILDINGS

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Outbuildings not shown in actual location or orientation





The Cottage

The property benefits from a four bedroom detached cottage, offering primarily lateral accommodation comprising entrance hall, newly fitted kitchen/dining room with a central island, range cooker and integrated appliances, living room with woodburner, principal bedroom, guest bedroom with en suite shower room, two further bedrooms (one of which is used as a study) and the family bathroom. There is also a single garage attached.

The Annexe

This is a versatile building which is currently used a nursery, and formerly as an office. The ground floor comprises entrance hall, large living room (which could be a studio or gym), double bedroom with en suite bathroom and a cloakroom. On the first floor is the kitchen/dining room and a mezzanine study/office space overlooking main room. This building benefits from an air conditioning system for cooling and heating and a private garden.



Gardens, Grounds and Outbuildings

The property is approached via a long sweeping private driveway, there is ample parking for a number of vehicles, in addition to the triple garage with two electrically operated doors and an EVCP.

There is a wooden building positioned in the walled garden at the front of the main house, comprising office/studio, kitchenette and shower room. This is serviced by electric heaters and a septic tank.

There are three large barns, one of which is used as a party barn with water and electricity, a performing stage and a bar made from an Oak tree from Stourhead.

There are two stables, a garden store and a wood store, both with lighting and power.

The mature formal gardens comprise lawns, a beautiful rose garden, entertaining terraces and a gazebo with circular patio, slate flooring and electricity. There is also a greenhouse with electricity, and a gardeners loo.

Beyond this there is an orchard, two areas of woodland – the south woods feature a bespoke tree house, and the north woods a cute hobbit house; and paddocks.



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Tenure: We are advised that the property is Freehold.

Local Authority: Somerset Council -
www.somerset.gov.uk

EPC's: House: E
The Cottage: D
The Annexe: D

Guide Price: £2,750,000

Postcode: BA11 3NL

What3Words: ///paper.bound.grace

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



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