

Duckpool House

Beckington, Somerset



An attractive five bedroom detached farmhouse, with a one bedroom annexe, situated in a stunning rural setting on the edge of the highly desirable village of Beckington.

Beckington 1.5 miles, Frome town centre 5.5 miles, Babington House 10.2 miles, Bath 13.2 miles, Bruton 19 miles
(All distances are approximate).



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Summary of accommodation

The House

Ground floor: Entrance hall | Living room | Dining room | Office | Kitchen | Family room | Utility room
Boot room | Shower room

First floor: Principal bedroom suite | Double bedroom en suite shower room | Two double bedrooms
Single bedroom | Bathroom

The Annexe

Kitchen/living room | Dining room | Double bedroom | Shower room | Utility room

Gardens, Grounds & Outbuildings

Terraces | Lawns | 2 ponds | Orchard | Kitchen garden | Paddock | Double garage | Plentiful parking

Lot 1 In all approximately 1.56 acres

Lot 2 In all approximately 3.13 acres, available by separate negotiation



Situation

Times and distances are approximate.



The property sits on the edge of the popular village of Beckington, between Frome and Bath. The village has a thriving community, with lots of local events and activities for all of the family. There is 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 A37 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

Duckpool House is a wonderful family home comprising light and airy accommodation arranged over two floors, with spacious and versatile rooms which would be perfect for multi-generational living.

On the ground floor from the entrance hall, you have the triple aspect living room with woodburner, the dining room with impressive fireplace and woodburner, and an office. From here you have the kitchen, which opens into the family room, the utility room, boot room and a shower room.

On the first floor is the principal bedroom suite enjoying a triple aspect, with shower room and dressing room. Beyond this there is a double bedroom with en suite shower room, two further double bedrooms, a single bedroom which could be used as an additional dressing room or study, and the family bathroom.

The Annexe

There is a great self-contained one bedroom annexe which can be used as part of, or independently to the main house comprising hall, utility room, open plan kitchen/living room, dining room, double bedroom and a shower room.

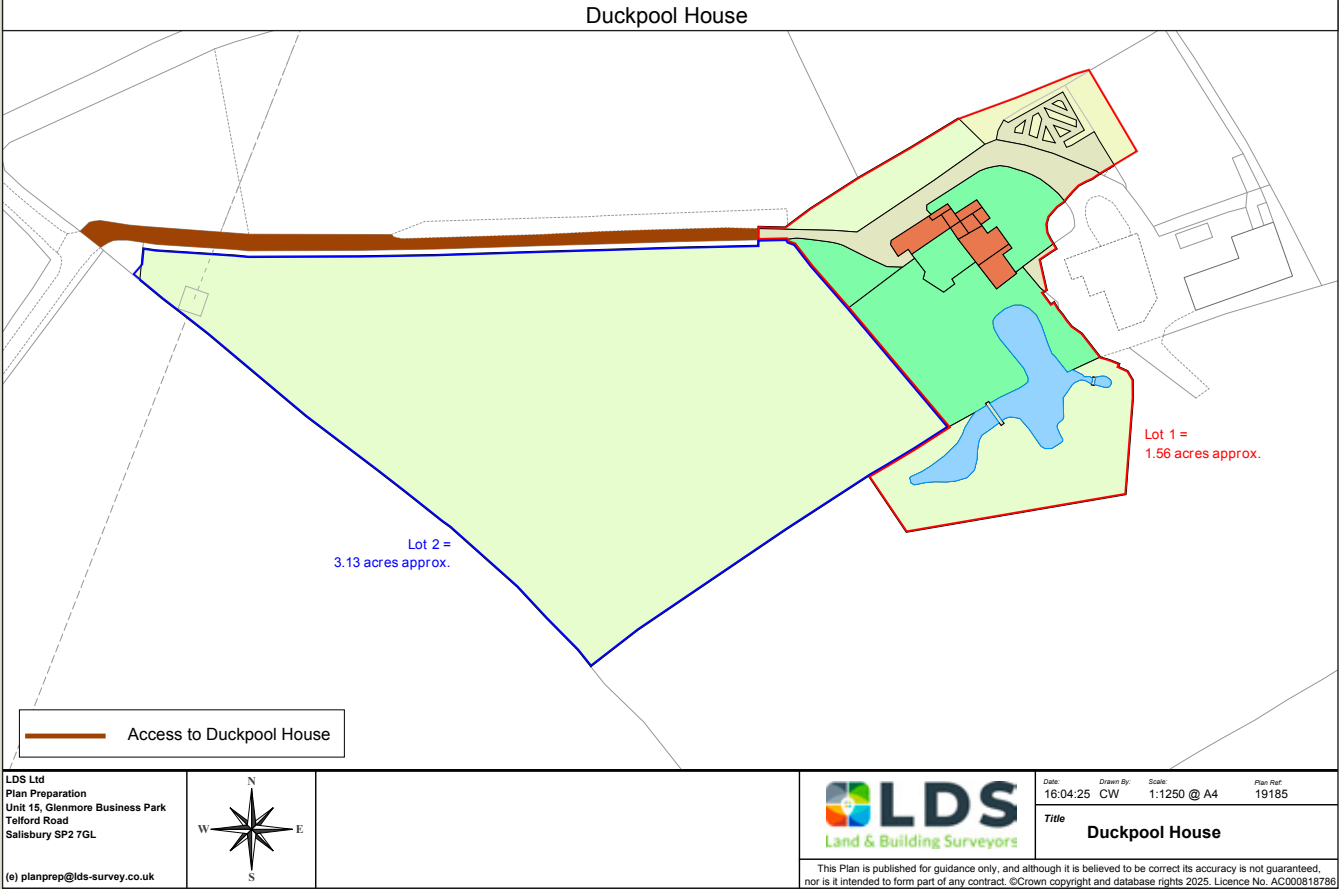


Gardens, Grounds & Outbuildings

The property is approached onto a long treelined driveway which is shared with Duckpool Farm, leading to a private driveway where there is parking for a number of vehicles, in addition to the newly erected double garage.

The grounds are a superb feature and offer an idyllic countryside retreat with an abundance of wildlife. There are two ponds one of which is the infamous duck pool, with a pretty waterfall and a footbridge.

There is a formal garden laid to lawn at the front of the house, and lawn with meadow beyond to the rear. There are a variety of seating areas where you can enjoy the peaceful position, a kitchen garden, an orchard. There is a paddock of 3.13 acres available by separate negotiation (Lot 2).



Property Information

Tenure: We are advised that the property is Freehold.

Services: We are advised that there is mains water and electricity. Private drainage (septic tank). Oil fired central heating for the house, and Calor gas fired heating for the annexe.

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

Council Tax: Band G

EPC: E

Guide Price: £1,250,000

What3Words: ///cobbled.apples.autumn

Directions (BA11 6TX): From central Bath head west on Queen Square onto the A367. Turn right onto Midland Bridge/B3118, then left onto Lower Bristol Rd/A36. At the roundabout, take the 3rd exit onto Wells Rd/A367.

Continue on this for approximately 1.5 miles, and then turn left onto the Midford Rd/B3110. Continue on through the village of Midford, and into Hinton Charterhouse. Turn left onto Branch Road, and then turn right onto the A36. At Beckington roundabout take the 1st exit onto the A361, and then turn right onto Green Park Lane. Turn left onto Rudge Lane, and then turn left onto Duck Pool Lane. Bear right into the concrete driveway and the you will find the driveway to the house on your right.

Viewings: Strictly by prior appointment with the agent.

Approximate Gross Internal Floor Area

Main House = 351 sq.m / 3,778 sq.ft

Double Garage = 36 sq.m / 387 sq.ft

Total Area = 387 sq.m / 4,165 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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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 September 2024. Photographs and videos dated September 2024.

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