

Mulberry House

Witham Friary, Somerset





An attractive Grade II listed six bedroom detached family home, positioned at the heart of the Somerset village of Witham Friary.

Frome 6.5 miles, Bruton 7.5 miles, Babington House 9.5 miles, Bath 20 miles (All distances are approximate).



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Summary of accommodation

The House

Ground Floor: Entrance hall | Sitting room | Snug | Office/study | Dining room | Kitchen/breakfast room
Utility room | Cloakroom

First Floor: Principal bedroom en suite bathroom | Guest bedroom en suite shower room
2 double bedrooms | Family bathroom

Second Floor: 2 double bedrooms | Bathroom | Storage

Outside

Mature gardens | Double garage | Parking

In all approximately 0.42 acres

Situation

(Distances and times are approximate)

Witham Friary is a rural village with a thriving and friendly community, there are a variety of village clubs and a calendar of activities such as Village Sports Day, Bonfire Night, and an Easter Duck Race. There is a children's playground, a church, a cricket recreation ground and The Seymour Arms public house.



Close by is Frome's historic centre, 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. Paddington and London Waterloo.



The House

Mulberry House is a gorgeous period property, dating back to circa 1830 with later extensions.

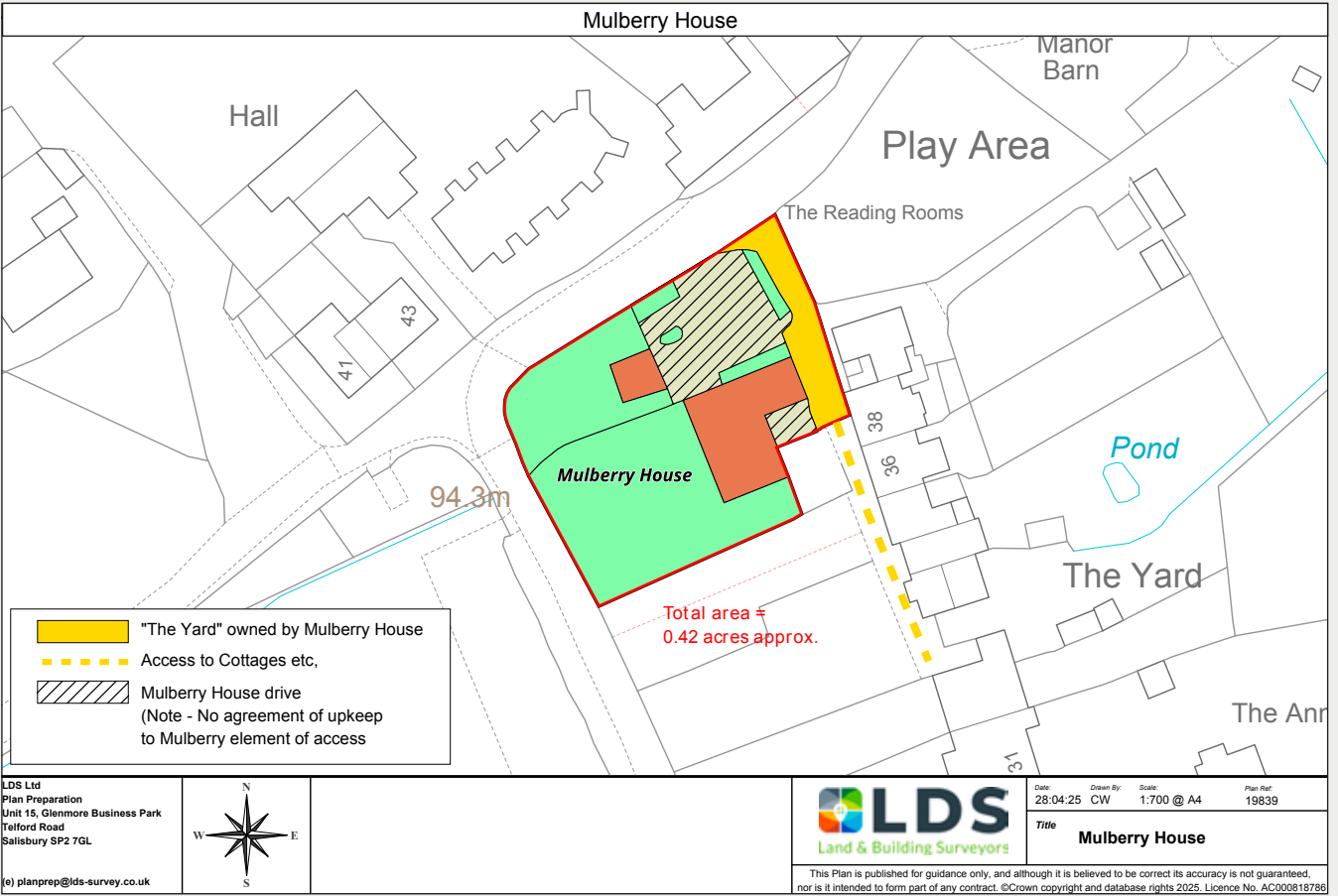
From the formal entrance hall, you have four reception rooms comprising dual aspect sitting room, snug with open fire leading through to the office/study, and the dining room.

There is a large modern kitchen/breakfast room, perfect for family entertaining with an island, Belfast sink and Range cooker. There is also a utility room and cloakroom on this floor.

On the first floor from the generous landing is the spacious dual aspect principal bedroom with en suite bathroom, a guest bedroom with en suite shower room, two further double bedrooms and the family bathroom. On the second floor there are two good sized double bedrooms, a bathroom and a large storage space.

The property benefits from approved planning permission and listed building consent, which is in perpetuity for the erection of a new rear extension, under 2018/0834/HSE & 2018/0835/LBC.

The property has a lot of history, as it used to be the village shop and fuel station.



Outside

The property is approached through double wooden gates, onto a private gravel driveway where there is parking for several vehicles, in addition to the double garage with EVCP.

To the rear is a walled garden, with level lawns and a selection of mature plants and shrubs.

There is also a utility courtyard to the side of the house.

Property Information

Tenure: We are advised that the property is Freehold.

Services: We are advised mains electricity and drainage are connected. Private metred water supply to the village via The Duke of Somerset's Estates. Oil fired central heating. High speed broadband.

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

Council Tax: Band G

Guide Price: £1,395,000

Postcode: BA11 5BP

What3Words: ///apricot.dove.swerving

Agent's Note: There are two fuel tanks buried in the driveway, there is an indemnity policy in place to protect against contamination.

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

Approximate Gross Internal Floor Area

Main House: 408 sq m / 4,391 sq ft

Outbuilding: 7 sq m / 75 sq ft

Garage: 37 sq m / 398 sq ft

Total Area: 452 sq m / 4,864 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 April 2025. Photographs and videos dated June 2024.

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