



THE LIGHTHOUSE

Tytherington, Somerset



A STUNNING GRADE II LISTED COUNTRY HOUSE SET IN THE GLORIOUS SOMERSET COUNTRYSIDE – IDEAL FOR A LUXURY HOME, BOUTIQUE HOTEL OR MAGICAL WEDDING VENUE.

Previously a highly successful boutique hotel, The Lighthouse is a handsome 17th-century property set within 35 acres of idyllic lakes, rolling parkland, mature woodland, and beautifully tended formal gardens — all in a peaceful rural setting close to Frome, Bath, Bruton, and Babington House.

Frome town centre <2.5 miles, Frome Station 2.5 miles, Babington House 7.5 miles, Bruton 10 miles, Westbury Station 10.5 miles, Bath 17 miles (All distances are approximate).

Services: We are advised mains electricity and water. Private drainage (Klargester sewage treatment plant shared between The Lighthouse and one other property). Oil fired central heating. EVCP. High speed broadband.

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

EPC: House, N/A Grade II Listed, The Managers House: B

Council Tax: House, N/A, The Managers House, B

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

Public rights of way: FR 14/75 crosses the north west corner, and FR 14/39 crosses the park to the west of the property, a fence will be erected to allow the footpath to fall outside of the grounds.

Guide price: £2,500,000

Land Area: 35.27 acres.

Viewings: Strictly by prior appointment with the agent.



SITUATION

The property is set in the peaceful hamlet of Tytherington, surrounded by rolling Somerset countryside, with superb views across a historic Victorian estate on the edge of the thriving market town of Frome. Frome is known for its vibrant mix of independent cafés, restaurants, boutique shops, creative businesses, and the acclaimed monthly artisan market, The Frome Independent.

The area also boasts some of the South West's most sought-after destinations, including Babington House - the exclusive Soho House members' club with pools, tennis courts, spa, and fine dining — all just a short drive away. Art and culture lovers will appreciate the nearby Hauser & Wirth Gallery in Bruton and the award-winning gardens and experiences at The Newt in Somerset.

Despite the tranquil setting, the property benefits from excellent transport links. The A37 and A303 (M3) are within easy reach, offering swift access to the wider motorway network. Regular rail services to London Paddington and Waterloo are available from Frome, Westbury, and Warminster stations, and Bristol Airport provides a wide range of national and international flights.

The region is also home to a wide selection of excellent schools. Highly regarded independent options include All Hallows, Millfield, Wells Cathedral School, Downside, and Sexey's, along with an outstanding choice of schools in nearby Bath.





THE PROPERTY

The Lighthouse is an exceptional Grade II listed farmhouse that combines historic charm with modern functionality. Carefully restored, the property offers a rare opportunity to enjoy country living on a grand yet manageable scale.

Inside, the property exudes warmth and character, with exposed stonework, flagstone floors, an inglenook fireplace, oak beams, and light-filled rooms throughout. The layout provides a balance of generous areas for entertaining and comfortable spaces for everyday family life.

Formerly known as Manor Farmhouse, the property adapts effortlessly to both private and commercial lifestyles. A thoughtfully designed guest wing offers scope for multi-generational living, luxury rentals or hosted retreats - ideal for those seeking to combine business with pleasure.

A pre-application has been submitted to convert the property back to a private residential home, including a swimming pool complex, ancillary accommodation, and outbuildings, with options for further development subject to the necessary consents.



OUTBUILDINGS

The property includes three excellent ancillary buildings: The Stables (provides stylish self contained accommodation), The Coach House (currently used as a workspace, would also lend itself well to conversion into a gym, yoga studio, or gallery) and The Manager’s House (offers 2 additional high quality bedrooms). These offer flexible accommodation options for guests, staff, extended family, or income-generating use such as Airbnb.

A large timber-framed outbuilding, currently used for garden and estate storage, sits within the grounds and may offer potential for future adaptation, subject to the necessary permissions.

GARDENS & GROUNDS

The property is approached via a private sweeping drive with ample parking, including a turning circle with a central fountain.

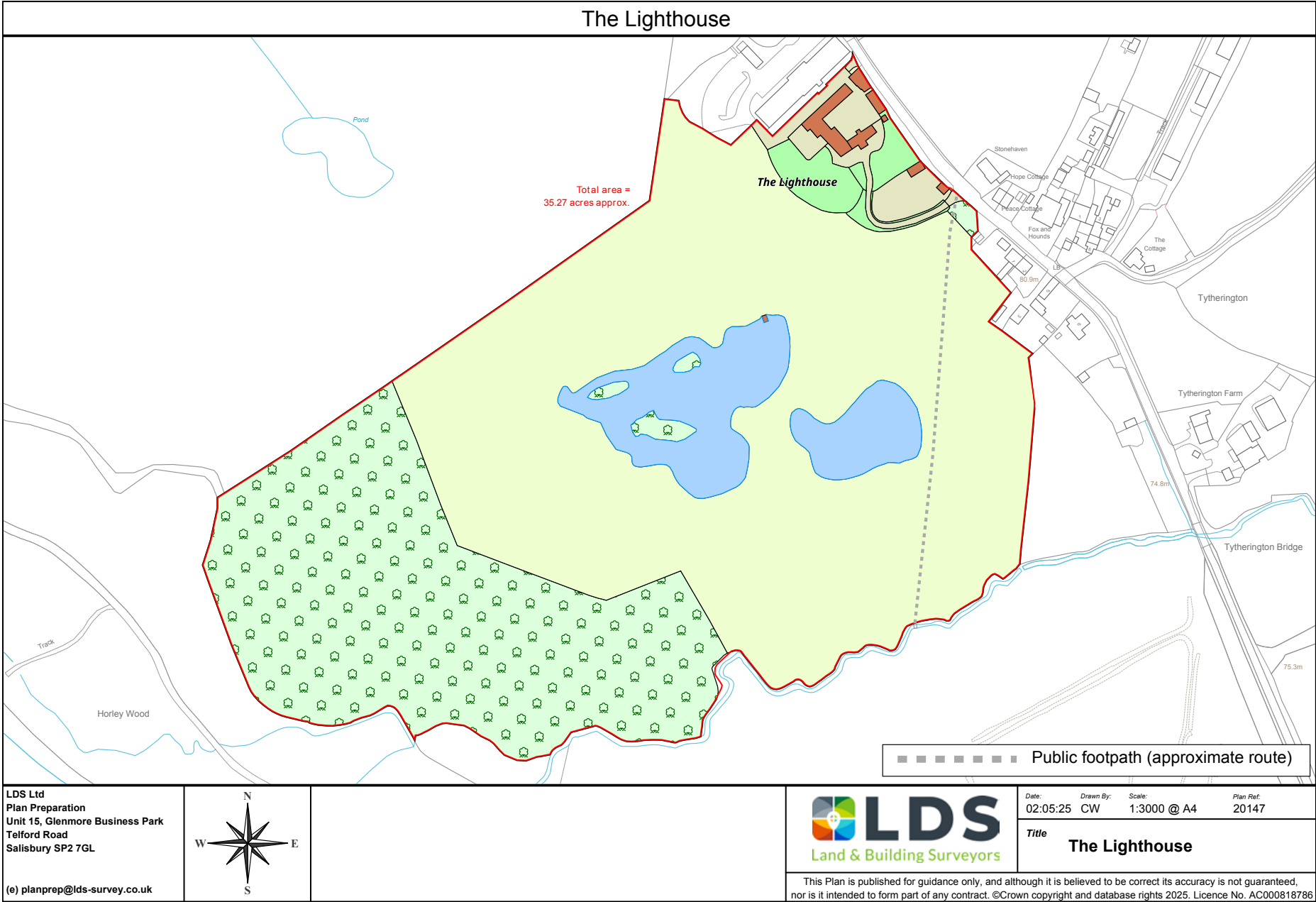
Set within over 35 acres of private grounds, the estate features formal gardens, a lavender walk, mature parkland, paddocks, and peaceful woodland paths. Picturesque lakes with a private island create a stunning backdrop for events or quiet reflection, and the grounds attract local wildlife including deer, kingfishers, and Resident ducks and swans. The lakes are stocked with a range of good-sized carp, tench, and other silver fish.

The large entertaining terrace offers far-reaching views across the parkland, with a south-facing Japanese garden as a focal point — providing a tranquil space to relax and unwind. Water features, acers, and thoughtful landscaping enhance the sense of peace and privacy. The gardens are designed for both entertaining and quiet enjoyment, making the estate a true rural retreat.

Additional features include a formal lawn and a well-equipped children’s play area. The ‘Shipwreck Kid’s Adventure Playground’ includes a sunken galleon, slides, and a Treasure Island Treehouse. Presenting an ideal opportunity, if desired, to reinstate a heated outdoor or natural swimming pool.

A second, discreet rear driveway provides additional access via a right of way granted by a neighbouring property.





Approximate Gross Internal Area
Main House = 825 sq m / 8,880 sq ft
Outbuildings = 254 sq m / 2,734 sq ft
Total Area = 1,079 sq m / 11,614 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

We would be delighted
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