



WentWorth  
Estate Agents







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## Monmouth House, 4 Bath Road, Beckington, BA11 6SW

- Handsome Period Family Home & Barn
- 4105 Sq Ft of Internal Accommodation
- Five Reception Rooms
- Kitchen Breakfast Room & Utility Room
- Six Bedrooms
- Family Bathroom
- Private Enclosed Gardens
- Parking For Multiple Vehicles
- Separate Barn Ideal For Conversion STPP
- EPC Rating - E

Offers in excess of £1,400,000

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### Location

Beckington is a popular and pretty Somerset village approximately ten miles from the historic city of Bath and just under four miles from Frome. This lovely village offers a good array of amenities which include Beckington Church of England First School and an independent prep school, Springmead School and Nursery. There is also a doctor's surgery, café, delicatessen and two pubs. On the edge of the village you will find White Row Farm Shop, M&S food store and a petrol Station.

The village has good a regular bus service to both Bath and Frome. There is also a mainline railway station providing direct access to London Paddington, Bristol and south Wales, from Bath Spa Railway Station. The M4 motorway junctions 17 and 18 are both approximately twenty miles and access to the M3 via the A303 is also easily reached.

### Internal Description

Entering the property to the front there is an internal porch leading through to the hallway with stairs leading up to the first floor. On the ground floor there are three good size reception rooms, a kitchen breakfast room and utility room. To the front of the property either side of the hallway you will find the dining room with feature fireplace and study. To the rear of the ground floor there is a generous sitting room which is dual aspect to the rear and side of the house. This room also boasts a fireplace with inset log burner. A door from here leads into the kitchen breakfast room. This benefits from a range of bespoke floor units with wooden work top surfaces, integrated electric oven, gas hob and plumbing for a dishwasher. The utility can be found off the kitchen. This is where the gas boiler is housed along with plumbing for a washing machine. There is access out to the rear of the property from here as well as side access off the hallway.

On the first floor you have three double bedrooms and a spacious gallery room measuring an impressive 33'4"x20'0". All three bedrooms are positioned to the front of the property with the two bedrooms at either end having period fireplaces. The central bedroom has a walk in shower and sink unit. The gallery is a fantastic open space that an owner could reconfigure to suit their requirements. A door to the side leads to external steps taking you down to the ground floor. The accommodation on this floor is completed by a W.C at the end of the hallway.

The third floor offers the same accommodation again. A further three double bedrooms, family bathroom and a large vaulted room which was used as a studio by the owner. The space on this floor is again extremely flexible offering a great square footage to suit a families needs.

### External Description

To the front left hand side of the property there is driveway parking for one car. This leads to double gates opening into the low maintenance lower part of the garden and the barn. This is a gravelled area which provides further parking for multiple vehicles. The garden is bound by walls and there is a range of mature trees and hedging aesthetically positioned to soften the space beautifully. Steps take you up to the higher part of the garden where you have an ample level lawn area. There is also a patio dining area just off the kitchen.

### Barn Description

The barn runs down the left hand boundary of the plot and has storage over three floors as well as workshops on the ground floor. The current owner had planning permission, which has now lapsed to convert the barn into two dwellings. It is substantial in size, and offers a fantastic opportunity for a multitude of uses for the new owner STPP.

### Agents Note

The Property Misdescriptions Act 1991. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer must obtain verification from their Legal Advisor or Surveyor. Stated measurements are approximate and any floor plans for guidance only. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents and a Buyer must obtain verification from their Legal Advisor.

### Additional Information

Tenure - Leasehold

Years remaining - 374

Annual Service Charges - N/A

Annual Ground Rent - N/A

Council Tax Band - D

Grade II Listed

NB: This information has been provided to us by the seller . We would always still advise you to do your own due diligence.

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## Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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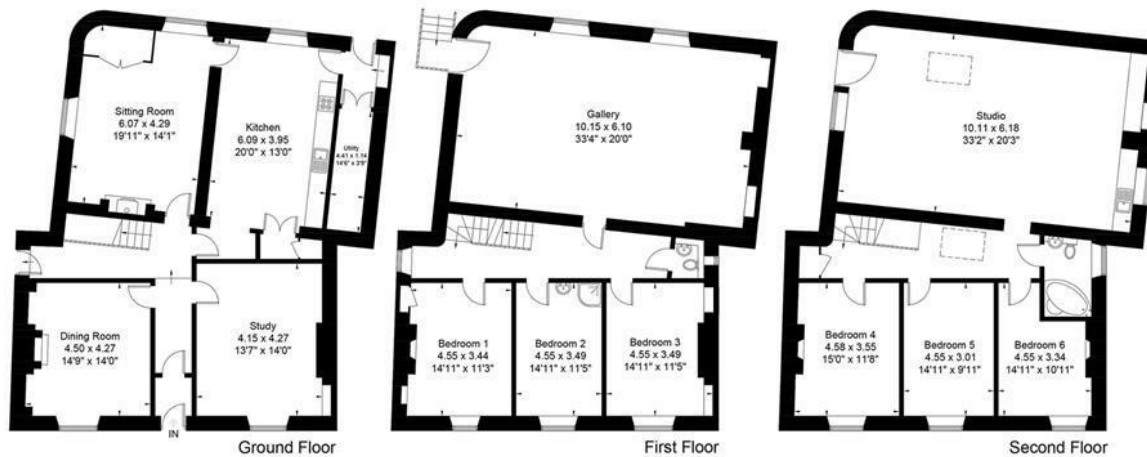
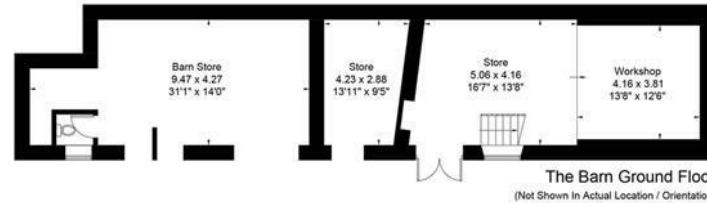
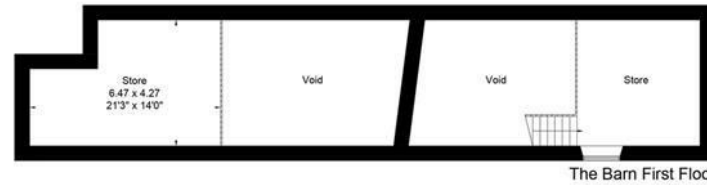
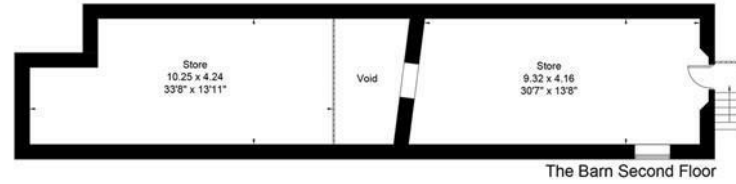
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## Monmouth House, 4 Bath Road, Beckington, BA11 6SW

Approximate Gross Internal Area = 381.4 sq m / 4105 sq ft

The Barn = 213.0 sq m / 2293 sq ft (Excluding Void)

Total = 594.4 sq m / 6398 sq ft



These plans are prepared in accordance with the guidelines as set out by the RICS Code of Measuring Practice. Whilst every attempt has been made to ensure accuracy, all measurements should be treated as approximate and as such are for illustrative purposes only. Not to Scale. Photography | Drone | Video Tours | Floor Plans | Energy Performance Certificates | Design | Print | www.roomcpm.com | © Room - Creative Property Marketing Ltd 2024









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