

LODESTONE



The Old Rectory, Foxcote





The Old Rectory, Foxcote

BA3 5YE

Guide Price: £2,575,000

6 
Bedrooms

4 
Bathrooms

4 
Receptions

PROPERTY FEATURES

- Stunning period property close to Frome and Bath
- Rural secluded location
- 6 bedrooms, 4 bathrooms
- Separate 1-bedroom annexe (Coach House)
- Set in approx. 1.7 acres and surrounded by stunning countryside
- Other outbuildings suitable for renovation subject to planning consent
- Walled garden





The Old Rectory is one of a small number of beautiful houses in the peaceful hamlet of Foxcote, just eight miles from Bath. Set in a quiet, secluded position with lovely grounds and far-reaching countryside views, it is a stunning family home that blends traditional character with an elegant contemporary kitchen extension, flooding the main living areas with light.

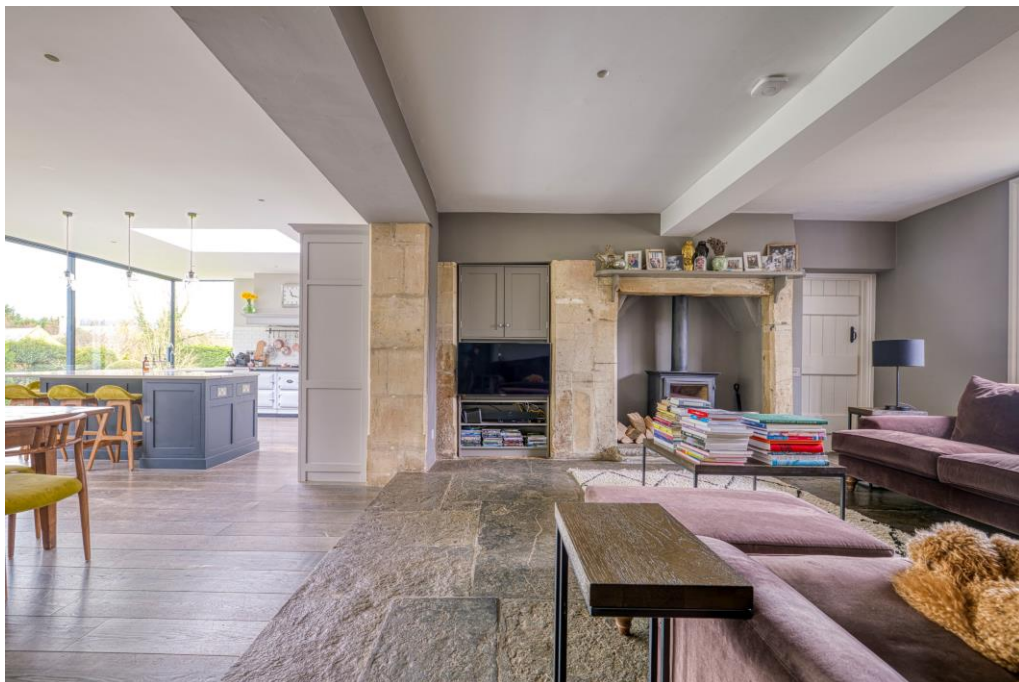
Dating from the 17th century, the Grade II listed house was extended in the 19th century to include a formal entrance porch. A notable architectural feature is the use of blind windows, designed to preserve the balance and rhythm of the façade. The porch opens onto a beautifully tiled original floor, while the discreet, tasteful décor that is maintained throughout the home, immediately sets the tone.

The ground floor accommodation flows smoothly from the entrance hall. To the left, the sitting room can be closed off for cosy seclusion or opened through double doors to the adjoining study. The sitting room features a substantial fireplace with a wood-burning stove, together with a pair of shuttered sash windows overlooking the garden to the south west. The study also enjoys the same aspect through two shuttered sash windows and connects to the kitchen via double doors and steps, which have been carefully overlaid to complement the tone of the kitchen floorboards. The addition of a discreet glass panel provides tantalising glimpses of the kitchen and allows additional light into the room.

On the opposite side of the hall, a stylish WC enhances the traditional feel with a classic heritage aesthetic and high-level cistern. The boot room, with direct access from the driveway, is ideal for the after-school drop-off of bags and kit, with plenty of discreet storage to absorb the demands of family life. It also provides a practical space for dogs to dry off before coming back into the house, while the door keeps everything neatly concealed until later.







At the end of the entrance hall, a few steps lead down into the striking contemporary kitchen extension. Floor-to-ceiling sliding glass doors and fixed glazed panels create a luxurious connection between inside and out throughout the year. Simple in design and using high-quality materials, the space is equally well suited to everyday family life and large-scale entertaining. It opens into a relaxed living area, defined by original flagstone floors and a beautiful fireplace with a woodburning stove.

A well-fitted utility room, with outside access, provides the practical support needed for a busy family home. Completing the living accommodation is a basement den, ideal as a teenager's retreat or a quiet place to watch a film. Stairs rise from the entrance hall to a generous landing, where built-in bookshelves and space for a comfortable chair create an inviting spot to browse and read. This floor includes the principal bedroom suite and two further well-appointed double bedrooms.



The principal suite comprises a dressing room with excellent wardrobe and drawer storage, together with a bathroom featuring a beautiful claw-foot bath, positioned to take in the countryside views, and a matching double-sink vanity unit. Beyond this, the triple-aspect main bedroom is an impressive space, with a feature stone wall and an open, lime washed A-frame ceiling that enhances the sense of scale and character. The two additional double bedrooms are also well appointed, with built-in wardrobes and fireplaces cleverly repurposed for storage. They are served by a family bathroom with distinctive hexagonal tiles around the bath and integrated shower, complemented by a yellow vanity unit that adds a cheerful splash of colour.

Rising from the landing, two charming en-suite attic rooms sit to either side each up a short flight of stairs, their exposed A-frames creating a calm sense of space. The Old Rectory has provided a wonderfully comfortable and stylish home for the current owners and we highly recommend viewing to fully appreciate all that is offered here.





Coach House

Situated separately in the grounds of The Old Rectory is a charming Coach House converted to provide ancillary accommodation to the main house. On the ground floor double doors open into a living room and from here connect through to the kitchen and additional reception room with outside access and an adjacent bathroom. Steps lead up to a lovely mezzanine level double bedroom. The Coach House reflects the style and décor of the main Rectory with traditional and contemporary styling and provides a wonderful spot to house guests, an Au Pair or Nanny, or to house returning older adult children.

Outside

Situated in a stunning elevated spot overlooking open countryside, The Old Rectory is accessed off a quiet lane via an automated wrought iron gate, the gravelled driveway sweeps round to the main entrance of the Rectory with the driveway continuing round to the side of the house allowing access to the boot and utility rooms for unloading if required. Set in just over one and a half acres of grounds the garden is balanced between beautiful formal gardens and areas for growing produce.

From the kitchen a stone paved terrace with steps down to the lawns is framed by a beautiful Yew Hedge and gently sloping beds that frame the steps, the planting scheme balances structural elements with seasonal colour and there are many majestic established trees creating privacy and seclusion. A greenhouse walled garden and productive growing areas are connected by delightful pathways and steps.

With perfect access from the house a large patio area has historic planning permission for a swimming pool with a perfectly sized outbuilding providing the pool house.





It is also worth noting that historically planning permission was granted for a cottage/ studio on the piggery site, with its own entrance from the lane. As an unstarted project, this planning consent would need to be renewed, subject to current laws.

A greenhouse walled garden and productive growing areas are connected by delightful pathways and steps.

Situation

Foxcote is a small, peaceful rural hamlet situated in Somerset about 6 miles south west of Bath. It offers a highly scenic, rural environment with local walking and cycling trails, and provides a quiet spot for accessing Bath where there are regular trains to London Paddington from Bath Spa station. The market town of Frome is approximately 8 miles south east, with the small Cathedral City of Wells around a 30-minute drive. Babington House, Soho House's country mansion is very close by - approximately 10 minutes away by car. Bristol Airport is a 40-minute drive away. There are many highly regarded schools in the area including All Hallows and Downside School, Prior Park, Monkton Combe and King Edwards in Bath.

Directions

Postcode: BA3 5YE

Viewing by appointment only.



Material Information

In compliance with The Consumer Protection from Unfair Trading Regulations 2008 and National Trading Standards Estate and Letting Agency Team's Material Information in Property Listings Guidance

PART A

Local Authority: Somerset Council

Council Tax Band: G

Guide Price: £2,575,000

Tenure: Freehold

PART B

Property Type: Detached

Property Construction: Standard

Number and Types of Rooms: See Details and Plan, all measurements being maximum dimensions provided between internal walls

Electricity Supply: Mains Supply

Water Supply: Private bore hole

Sewerage: Private drainage

Heating: LPG Gas

Broadband: Please refer to Ofcom website.

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Mobile Signal/Coverage: Please refer to Ofcom website.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Parking: Plenty of private parking

PART C

Building Safety:

Restrictions: N/A

Rights and Easements: N/A

Flood Risk: Very Low Risk

Coastal Erosion Risk: N/A

Planning Permission: No pending planning permission. There are currently no pending planning permissions in the vicinity which might affect the property however this position can alter at any time and your conveyancing solicitor will confirm an updated position during the searches process.

Accessibility/Adaptations: N/A

Coalfield Or Mining Area: N/A

Energy Performance Certificate: N/A This property is Listed

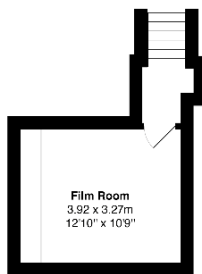
No other Material disclosures have been made by the Vendor. This Material Information has been compiled in good faith using the resources readily available online and by enquiry of the vendor prior to marketing. However, such information could change after compilation of the data, so Lodestone cannot be held liable for any changes post compilation or any accidental errors or omissions.

Furthermore, Lodestone are not legally qualified and conveyancing documents are often complicated, necessitating judgement on our part about which parts are "Material Information" to be disclosed. If any information provided, or other matter relating to the property, is of particular importance to you please do seek verification from a legal adviser before committing to expenditure.

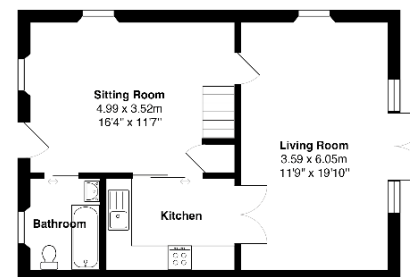


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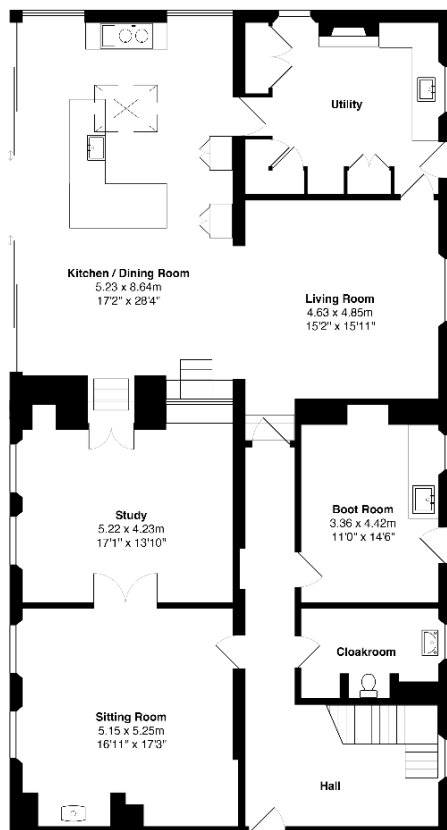
Approximate gross internal floor area of main building - 460.4 m² / 4,956 ft²
 Approximate gross internal floor area of annexe - 82.8 m² / 891 ft²



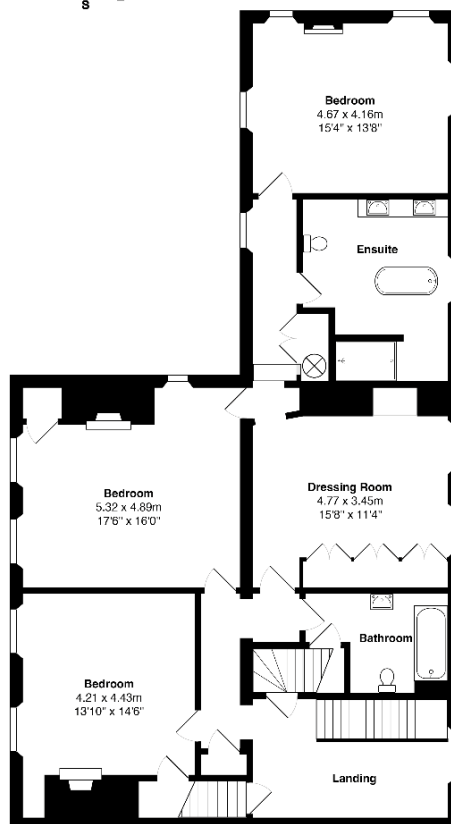
Basement
Area: 15.7 m² ... 169 ft²



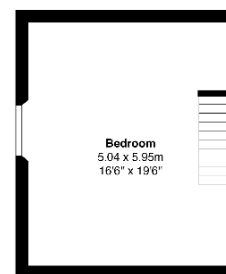
Ground Floor
Area: 52.9 m² ... 569 ft²



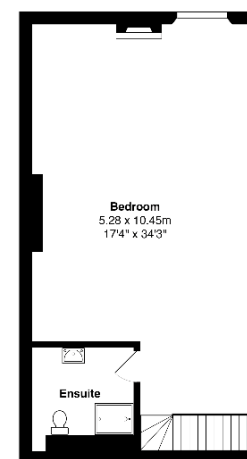
Ground Floor
Area: 202.5 m² ... 2180 ft²



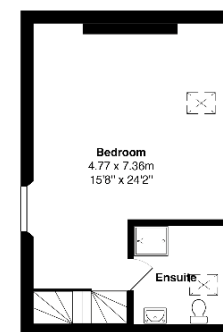
First Floor
Area: 151.9 m² ... 1635 ft²



First Floor
Area: 29.9 m² ... 322 ft²



Second Floor
Area: 90.3 m² ... 972 ft²



Every care has been taken with the preparation of these details, in accordance with the Consumer Protection from Unfair Trading Regulations 2008, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information. These details do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are provided for general information and cannot be inferred that any item shown is included in the sale. The fixtures, fittings & appliances have not been tested and therefore no guarantee can be given that they are in working order. No guarantee can be given with regard to planning permissions or fitness for purpose. Energy Performance Certificates are available on request.

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