

LODESTONE



Luckington Cottage, Newbury





Luckington Cottage, Newbury

BA11 3RQ

Guide Price: £650,000

4

Bedrooms

2

Bathrooms

2

Receptions

PROPERTY FEATURES

- Detached period cottage
- Peaceful rural setting - walking distance of Babington House
- Characterful interiors with inglenook fireplaces, exposed beams and wood-burning stoves
- Farmhouse style kitchen
- Four well-proportioned bedrooms with countryside views
- Generous garden with mature trees and shrubs
- Converted barn providing useful ancillary accommodation
- Excellent access to Frome, Mells and mainline rail links to London





Luckington Cottage is set along a peaceful country lane, surrounded by open countryside, yet within a short walk of the renowned Babington House. Built circa 1800, the property is not listed.

A porch with dual-aspect windows provides a practical entrance for coats and boots, leading into the central hallway. To the left, the sitting room is a warm and characterful space, centred around an inglenook fireplace with wood burner and views over the front garden. This flows through to the kitchen/breakfast room, which spans almost the full width of the house and overlooks the rear garden. This is a charming farmhouse-style kitchen featuring tiled flooring, painted units with timber worktops, and a traditional Belfast sink with brass mixer tap, open wooden shelving and a range-style Italian La Nordica wood-burning oven providing an attractive focal point. The room also offers space for a dining table, ideal for everyday living.

Just off the kitchen is a useful utility/boot room with a shower and access to the garden, along with a downstairs w.c.

A further door leads into the dining room, a dual-aspect space with views to both the front and rear. A wood-burning stove provides a focal point and also feeds the radiators and hot water, while exposed beams add to the character. The dining room connects back to the entrance hall, creating a natural circular flow throughout the ground floor.

Upstairs, there are four well-proportioned bedrooms. A bright double to the left of the landing includes fitted storage and far-reaching countryside views. A second double at the front has built-in wardrobes and overlooks the garden and surrounding landscape. To the rear, a further spacious double benefits from dual-aspect windows, countryside views and fitted wardrobes. The fourth bedroom is a comfortable single or small double, overlooking the rear garden. A family bathroom serves all bedrooms.





Outside

The property is approached via a shared driveway serving Luckington Cottage and one other home. It sits within a generous plot (approx 1/3 acre) with a private driveway to the front providing off-road parking as well as more off road parking at the rear of the property. The gardens extend to three sides, mainly laid to lawn and bordered by mature trees, shrubs and fruit trees including apple, cherry and pear trees, there is also a working well within the garden.

In addition, there is a converted barn providing ancillary accommodation, comprising a bedroom and reception room.

Utilities: Mains electric, mains water, oil fired central heating and hot water as well as wood fired central heating, private drainage (sewage treatment works was installed in 2021), electric immersion heater.

Situation

Newbury is a small hamlet surrounding by rolling countryside, situated just 2 miles from the sought after village of Mells and 6 miles from Frome.

Mells boasts a rich heritage, an ancient church, and a vibrant, active community. The village is well-equipped to serve its residents, offering a community-run shop, a post office, and the renowned Talbot Inn - an award-winning hotel and restaurant. The delightful Walled Garden features a small plant nursery alongside an outdoor café, where guests can enjoy wood-fired pizzas beneath the trees or in the greenhouse restaurant during the summer months. There are extensive walking, cycling, and bridleway networks accessible directly from the village, including the Macmillan Way—a long-distance trail that traces the path of the Mells River as it winds through the area.

Nearby Frome is a thriving historic market town with many notable buildings and features the highest number of listed buildings in Somerset. This trendy



historic town is also popular for its artisan street markets, festival and a host of cultural events. There is a sports centre, restaurants, live music venues and a cinema, all within walking distance from the house.

Babington House private members club, which offers a wide range of leisure and recreational facilities, is a ten minute drive. Longleat Safari Park, The Newt, Stourhead Gardens and Hauser & Wirth art gallery are all within 20-30 minutes drive from the house.

Frome station offers high speed rail links to London Paddington and London Waterloo, whilst the A303 (M3) provides good road access to London and the wider motorway network, in addition to the A36, M4 and M5 all being within easy reach.

Directions

Postcode: BA11 3RQ

What three words: [///march.cubs.stupidly](http://march.cubs.stupidly)

Tenure Freehold

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: D

Guide Price: £650,000

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

Water Supply: Mains

Sewerage: Private

Heating: Oil and Wood

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: Off Road

PART C

Building Safety: The vendor is not aware of any Building Safety issues. However, we would recommend that the purchaser's engage the services of a Chartered Surveyor to confirm.

Restrictions: None

Rights and Easements: NA

Flood Risk: Very low

Coastal Erosion Risk: N/A

Planning Permission: NA

Accessibility/Adaptations: NA

Coalfield Or Mining Area: N/A

Energy Performance Certificate: E

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.





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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