

THE OLD CHURCH HOUSE

Beckington, Somerset



A RENOVATED SIX-BEDROOM PERIOD HOME IN THE HEART OF BECKINGTON

The Old Church House is an impressive period home, thoughtfully renovated by the current owners to a high standard throughout, seamlessly blending original character with contemporary design.

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Services: We are advised that the property is connected to mains gas, electricity, water, drainage and broadband.
Local Authority: Mendip Council
Council Tax Band: G
what3words: ///ready.nurtures.language
Method of Sale: We are advised that the property is Freehold.

Viewings: Strictly by prior appointment with the agent Knight Frank LLP.







SITUATION

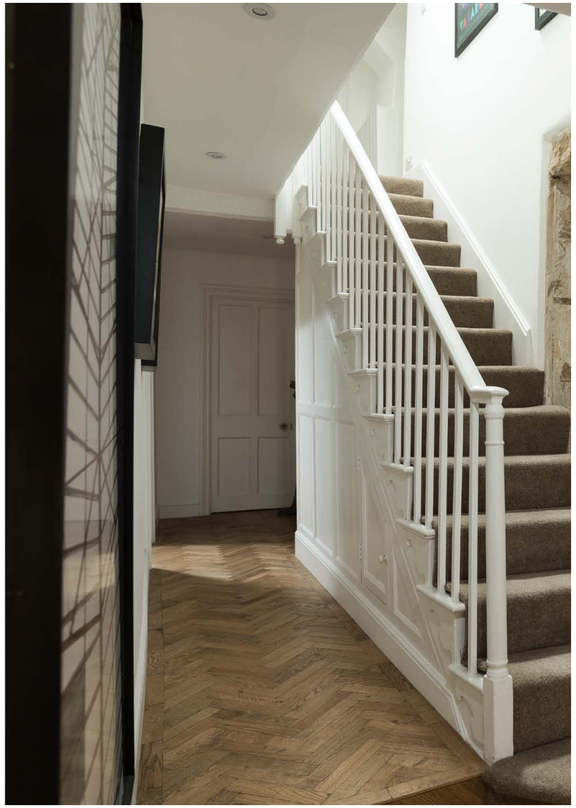
The Old Church House is situated in the sought-after Somerset village of Beckington, ideally positioned between Bath and Frome. Renowned for its attractive stone architecture, historic St George's Church and thriving community, the village offers a range of amenities including two traditional pubs, the popular Mes Amis café and delicatessen, and White Row Farm Shop. Beckington Church First School is located within the village, while a wide choice of highly regarded state and independent schools can be found in Frome, Bruton and Bath. The artisan market town of Frome is approximately 3 miles away and the UNESCO World Heritage City of Bath is around 10 miles distant. Excellent transport links include rail services from Frome, Westbury and Bath with direct connections to London, together with convenient access to the A36, A303 and M4, making Beckington an ideal location for both commuting and country living.











THE HOUSE

The Old Church House is a substantial period home extending to over 4,000 sq ft, occupying a central position within the sought-after village of Beckington. Renovated by the current owners, the property combines a wealth of original character with contemporary finishes, creating a practical family home with generous reception space and well-balanced accommodation throughout.

The front door opens into an entrance hall, leading through to the principal reception rooms. The drawing room is a particularly impressive space, extending to almost 29 ft in length and centred around a stone fireplace with wood-burning stove. Triple-aspect windows with working shutters provide excellent natural light, while doors open onto the terrace and gardens beyond. The dining room offers an ideal setting for formal entertaining and features an original fireplace and views towards Church Hill. Beyond lies the library, a versatile room that works equally well as a study, reading room or additional reception space.









THE HOUSE

At the heart of the house is the open-plan kitchen, breakfast and family room. Filled with natural light from multiple elevations and a series of glazed doors opening to both the courtyard and gardens, it has been designed for modern family living and entertaining. The kitchen features a marble-topped island, electric AGA, induction hob and self-cleaning oven.

The first floor provides six bedrooms arranged around a generous landing. The principal bedroom benefits from an en suite shower room, while a second bedroom enjoys a dressing room and en suite facilities. Four further bedrooms are served by two bathrooms, providing flexible accommodation





OUTSIDE

The Old Church House is accessed through five bar double wooden gates onto the driveway and to the parking area/courtyard which would accommodate several cars and edged on one side with raised flower borders.

The garden is on two levels; from the courtyard there is a lawn area with steps leading down to the beautifully landscaped lower garden which has been laid to lawn and is surrounded by trees and shrubs and include a vegetable area. The lower garden can also be accessed by a second set of steps to the side of the property.

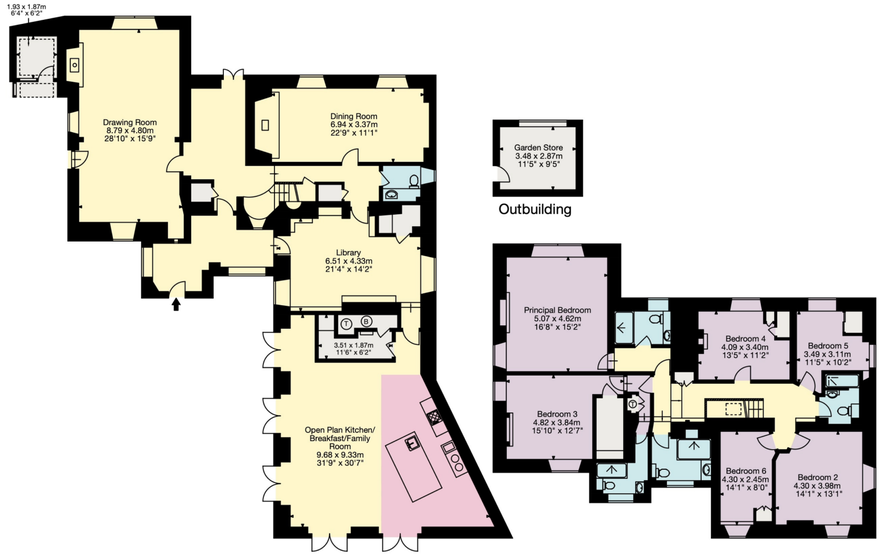




The Old Church House

Beckington BA11

Approximate Gross Internal Floor Area
Main House = 375 sq m / 4,041 sq ft
Outbuilding = 10 sq m / 108 sq ft
Total Area = 385 sq m / 4,149 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. (ID767266)



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