



Attractive former farmhouse in idyllic countryside

Standerwick, Frome

Freehold



Entrance porch • sitting room • snug • kitchen/diner • utility/boot room • orangery • 5 bedrooms • 3 bath/shower rooms • double garage • outbuildings • about 6.95 acres of gardens and paddocks.

Description

Standerwick Farm is an attractive stone built detached home set in gardens and grounds of about 6.95 acres, offering in excess of 3,000 sq ft of accommodation arranged over three floors.

The entrance porch opens up into a family sitting room, which is very much the heart of the home and features an impressive fireplace. Leading off from the sitting room is a cosy snug, complete with bespoke cabinetry and shelving.

The traditional kitchen/dining room comprises a range of base, drawer and wall units complete with wooden work surfaces, an island unit and an Aga. There is a practical tiled floor, secondary staircase and ample space for a family dining table. Accessed from the kitchen is a practical utility/boot room, which leads on to a downstairs bathroom.

Also off the kitchen is a most impressive orangery, which is bathed in natural light due to its lantern roof light, doors and windows. This more recent addition provides an ideal entertaining space, taking full advantage of the

views to the rear across the gardens and paddocks.

To the first floor are four bedrooms and a bathroom, all enjoying far-reaching views across the gardens and grounds. To the second floor is the master bedroom complete with an en suite shower room.

This fine period home offers versatile living over three floors, packed with features including exposed beams, fireplaces, wooden doors and some stone mullion windows. Its private setting and spacious grounds makes it an ideal family home, well positioned for Bath, Frome and some of the well-performing local independent schools.

Outside

Standerwick Farmhouse enjoys extensive gardens and paddocks that amount to about 6.95 acres. The property is approached via a long driveway, which in the first part is shared but leads down and opens up to the home. The gardens are laid predominantly to lawn with a number of specimen trees and far-reaching views to the rear across the surrounding countryside.





There is a spacious driveway and parking area to the front of the home, which in turn leads to a detached double garage with up and over doors. There is a private terrace to the side and rear with a private setting and open outlook. The gardens are pet-friendly and ideal for curious children to get amongst and explore.

Situation

The hamlet of Standerwick is situated around the A36 south of Bath, which is approx. 13 miles away. The village has a friendly pub and the excellent farmers' co-operative, Mole Valley Farmers, where you can purchase a wide selection of goods. Nearby is the award winning Whiterow Farm Shop, with a butchery, fishmonger, bakery and delicatessen. The thriving village of Beckington is close by and offers an active church, two public houses, tennis, football, and cricket clubs, village hall, village school and Springmead private day nursery and prep school. Recreational facilities locally are good with Babington House, golf, fishing, tennis, shooting and beautiful open countryside.

The historic market town of Frome is approx. 4 miles away and offers an excellent range of shopping facilities, a sports centre, and several cafés, a choice of pubs, local junior, middle and senior schools, several theatres and a cinema. Longleat House and safari park and its many attractions are nearby. Private schools are to be found in Bruton, Wells, Bath, Warminster, Cranmore, Beckington, Glastonbury and Street. Berkley Primary School lies less than 1 mile away. Bath and Bristol are within commuting distance, and the local railway station connects to Westbury for access London Paddington.





Directions

From the A36 Bath to Warminster road turn by The Bell Inn signposted Rudge and Brokerswood. After a couple of hundred metres, take the second private lane on the left where the property can be found at the end of the driveway.

General Remarks and Stipulations

Tenure

Freehold

Services

Mains water, electricity and drainage. Oil-fired heating.

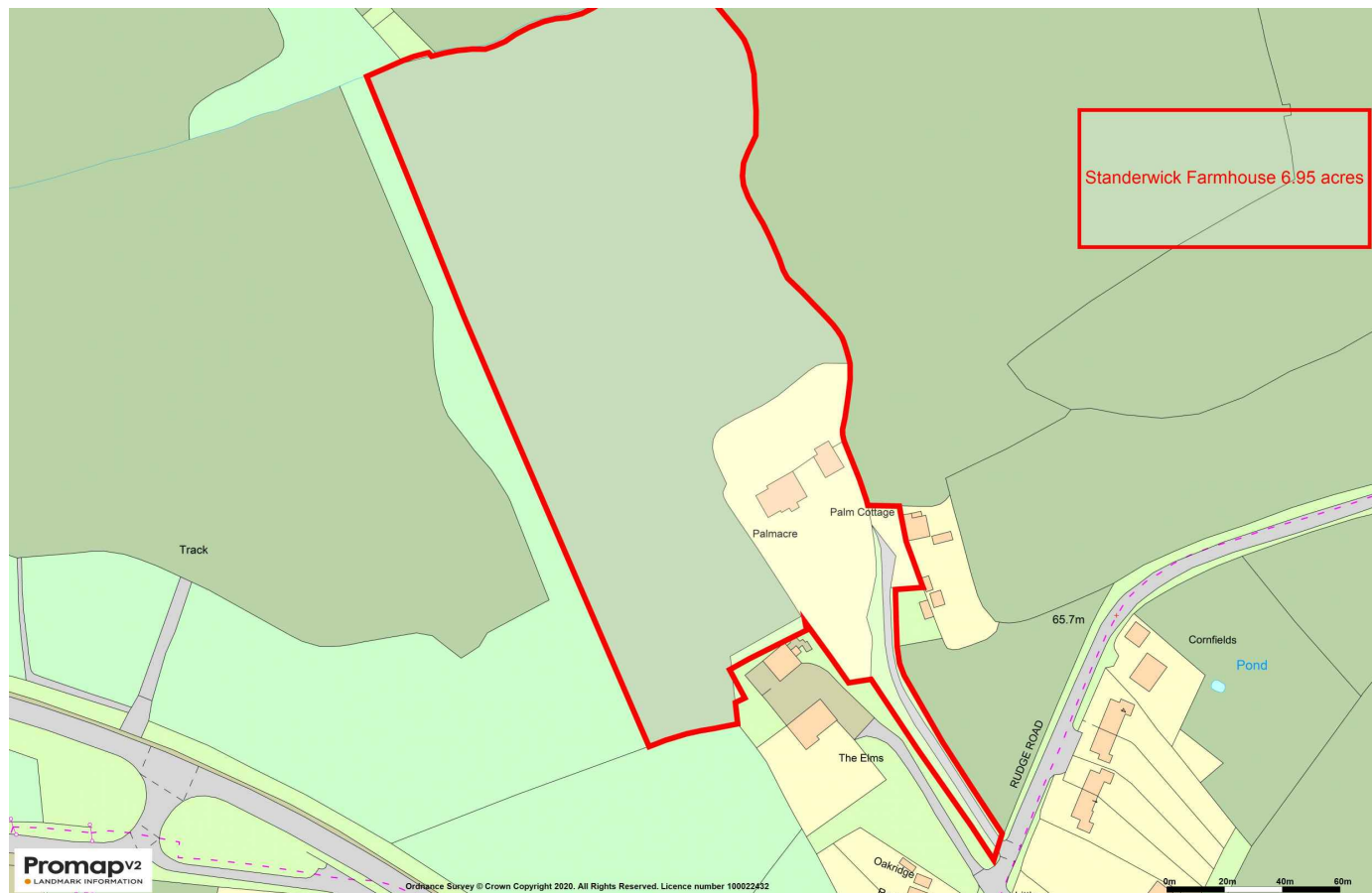
In accordance with Consumer Protection from Unfair Trading Regulations (CPRs) and the Business Protection from Misleading Marketing Regulations (BPRs), please note that the working condition of any of the services or kitchen appliances have not been checked by the agents but at the time of taking particulars we were informed they were all in working order.

Local Authority

Mendip Council www.mendip.gov.uk

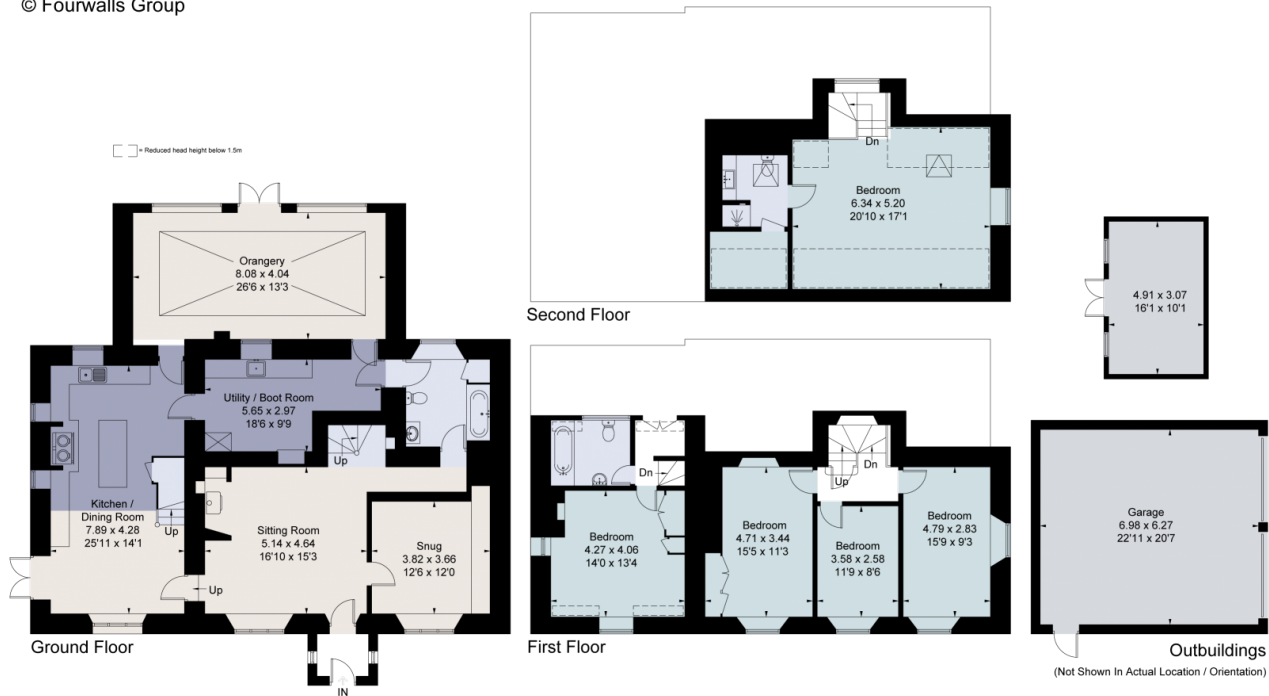
Viewings

Strictly by appointment with Savills.



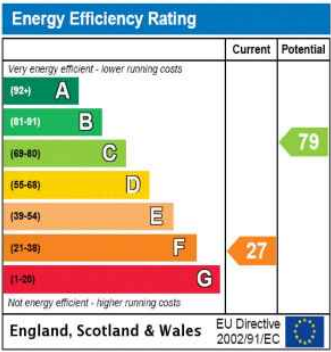


Approximate Area = 284.2 sq m / 3059 sq ft
Including Limited Use Area (25.5 sq m / 274 sq ft)
Outbuildings = 58.6 sq m / 630 sq ft
Total = 342.8 sq m / 3689 sq ft
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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