



Temple Lodge, Orchardleigh, Frome, BA11 2PH

£725,000 Freehold

COOPER
AND
TANNER



Temple Lodge, Orchardleigh, Frome, BA11 2PH

 3  2  1  3/4 Acre Approx. EPC N/R

£725,000 Freehold

Description

A truly enchanting Grade II listed cottage, set within an extensive plot on the highly sought after Orchardleigh Estate, with the most incredible views and yet within five minutes' drive of Frome Town.

The accommodation within the house is filled with attractive period features which include stone mullion windows, exposed wooden floorboards and attractive elaborate fireplaces. The front door opens through to a useful entrance hall. From here a door leads into the kitchen which houses a range of wall and base units, wooden worktops, room for appliances and a window overlooking the gardens. From the kitchen doors lead into both the dining room and the living room. The dining room is vast and spans almost the entire width of the house, providing an excellent sociable entertaining space with two windows overlooking the back gardens and a door leading onto the gardens. The living room is a naturally bright space with wonderful open views to the front of the cottage across open countryside. A wood burner takes centre stage and offers a romantic setting for the evenings.

Also, on the ground floor there is a w.c and a home office which doubles up as an excellent third bedroom for when guests come to stay.

On the first floor there are two double bedrooms and a bathroom.

Outside

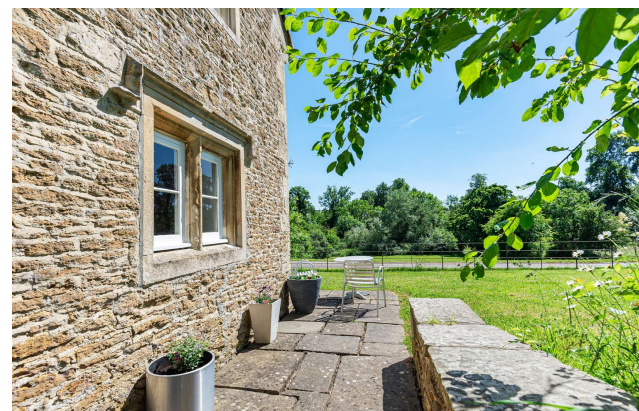
Temple Lodge enjoys just under three quarters of an acre of ground which is predominantly laid to lawn and decorated by a wide variety of mature fruit trees. The gardens are great for anybody with children but equally represents an exciting opportunity for the green fingered to get their teeth stuck into. There is off road parking for multiple vehicles.

Location

Orchardleigh is a country estate north of Frome and comprises of a beautiful stately home, a historic island church, a lake and an 18-hole golf course and lies approximately two miles from the popular market town of Frome. Babington House country house hotel for private members is just 4 miles, and the village of Mells is also only 4 miles with a village shop and The Talbot Inn.

Frome is a historic market town with many notable buildings and features the highest number of listed buildings in Somerset. The town offers a range of shopping facilities including the Artisan markets, a sports centre, several cafés, a choice of pubs, local junior, middle and senior schools, several theatres and a cinema.

Private schools are to be found in Wells, Bath, Warminster, Cranmore, Beckington, Glastonbury and Street. Bath and Bristol are within commuting distance, and the local railway station connects at Westbury for London, Paddington.











Local Council: Mendip District

Council Tax Band: D

Heating: Electric radiators

Services: Water, mains electricity and private drainage.

Tenure: Freehold



Motorway Links

- A303, A36
- M4, M5



Train Links

- Frome, Bath,
- Warminster and Westbury



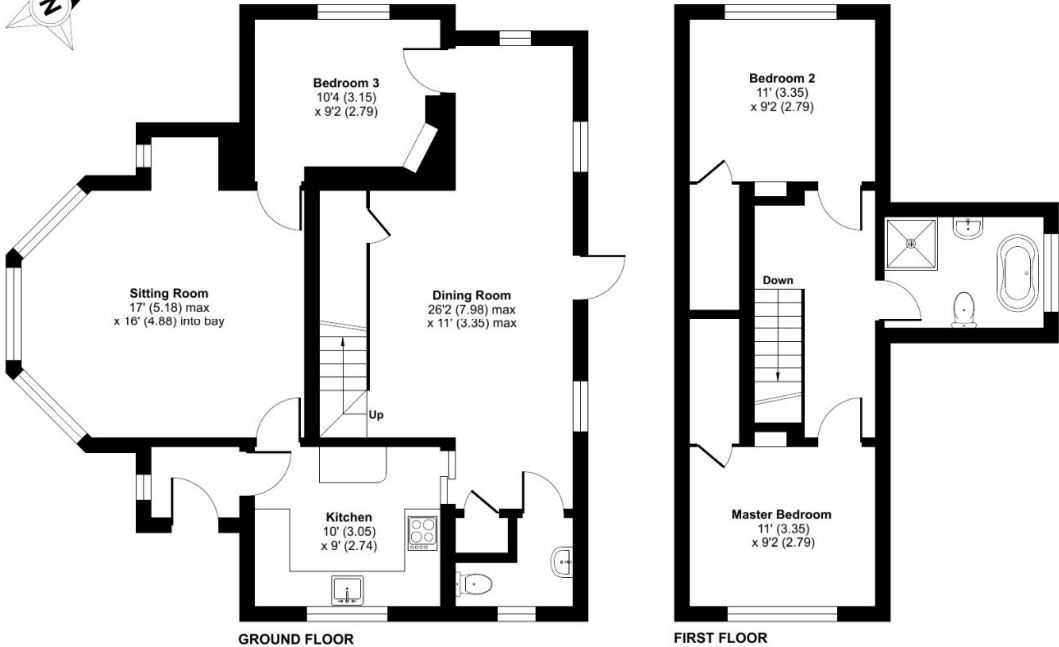
Nearest Schools

- Frome, Bath, Beckington, Bruton
- Street, Warminster and Wells



Temple Lodge, Orchardleigh, Frome, BA11

Approximate Area = 1206 sq ft / 112 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Cooper and Tanner. REF: 962770

FROME OFFICE
 telephone 01373 455060
 6 The Bridge, Frome, Somerset BA11 1AR
frome@cooperandtanner.co.uk



Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

