



Beck House, Laverton, BA2 7RA

£1,200,000 Freehold

COOPER  
AND  
TANNER



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## Description

Beck House is a detached, period, family size home which has been the subject of renovations and extensions in recent years and occupies the most incredible plot with large gardens, gated driveway parking for several vehicles and a detached twin garage. Positioned within the pretty, quiet and rural village of Laverton, the house enjoys excellent countryside views and easy access into Frome and Bath.

The front door opens into a light and airy entrance foyer, almost the size of a reception room, it provides plenty of space for furniture and makes a great first impression. There is a large built-in bookcase, under stairs storage and solid wood flooring. The kitchen/dining area is the most incredible, open plan, naturally light space. An extension adding an orangery onto the kitchen has transformed the area into a naturally light sociable layout with views over and doors onto the beautiful back gardens. This room really is perfect for family life and indeed anyone that enjoys entertaining. The Harvey Jones kitchen includes stylish and good quality wall and base units, integrated Miele appliances including a combination oven/microwave, an island and an electric Aga. The flooring is natural limestone and is part underfloor heated.

There is a dual aspect, light and airy formal living room with a Jetmaster fireplace taking centre stage. There are beautiful views over the garden. From here you progress through to the dining room, an exceptionally spacious room with plenty of space for a large table and chairs and dressers. Dual aspect windows also fill this room with light. Both formal reception rooms are decorated in neutral decor, with pale carpets and a wealth of period features. Beyond there is also a study, with vaulted ceiling, quarry floor tiles and access out to the bin store and woodshed. The ground floor also houses a small utility and cloakroom, with vintage wall tiles and butler's sink.

On the first floor there are two incredible bedrooms. The master is very spacious and includes views across the gardens and neighbouring fields, a dressing room and a beautifully finished en-suite, with walk-in shower and underfloor heating. The second bedroom is a large triple aspect space with fitted wardrobes and access to a newly fitted out bathroom.

On the second floor there are a further two bedrooms. There is a very large dual aspect bedroom and a good size single, both with vaulted ceilings, painted beams, and woven carpeting.

## Outside

Beck House is approached by a private gated driveway off a country lane which sweeps into the parking area, with the beautifully kept gardens adjacent. There is comfortable parking for up to 4 cars in addition to the twin garage. The gardens are a magical aspect of this home and have been carefully manicured over the years. There are two level lawns divided by a stream with a bridge across. Flowerbeds are filled with plants and shrubs and provide an array of colour throughout the seasons. There is a patio area adjoining the orangery, ideal for al-fresco dining and entertaining in the summer months. There is a small established orchard, and screened service area.

## Location

The very pretty and sought-after village of Laverton lies to the south of Bath and was originally part of the neighbouring Orchardleigh Estate, now an excellent golf course.

Nearby Frome offers a range of shopping facilities, a sports centre, several cafés, a choice of pubs, local junior, middle and senior schools, several theatres and a cinema. Frome is also home to the Frome Festival and the monthly Frome Independent Market. Norton St Philip is close by and has a first school, a Co-op and a post office. There is a first school in the village of Rode a few miles away. Marks and Spencer food, the Mes Amis Café Deli and White Row Farm shop are a short distance away in Beckington. Bath and Bristol are within commuting distance, and the local railway station connects at Westbury for London, Paddington. In the nearby locality, the local state schools of Kilmersdon and Mells each have excellent OFSTED reports, whilst the independent schools in the immediate area are Beckington, All Hallows and Downside; Nearby Kings Bruton and Sexey's are only a short distance away in Bruton, as are Millfield and Wells Cathedral Schools. The extremely popular Hauser and Wirth arts centre and The Newt in Somerset are also located in Bruton. The private members' club Babington House is situated within approximately five miles.











### Local Information Laverton

**Local Council:** Somerset

**Council Tax Band:** G

**Heating:** Oil central heating

**Services:** Mains water and electricity. Private drainage.

**Tenure:** Freehold



#### Motorway Links

- A303, A36
- M4, M5



#### Train Links

- Frome, Bath
- Warminster and Westbury



#### Nearest Schools

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



## Laverton, Bath, BA2

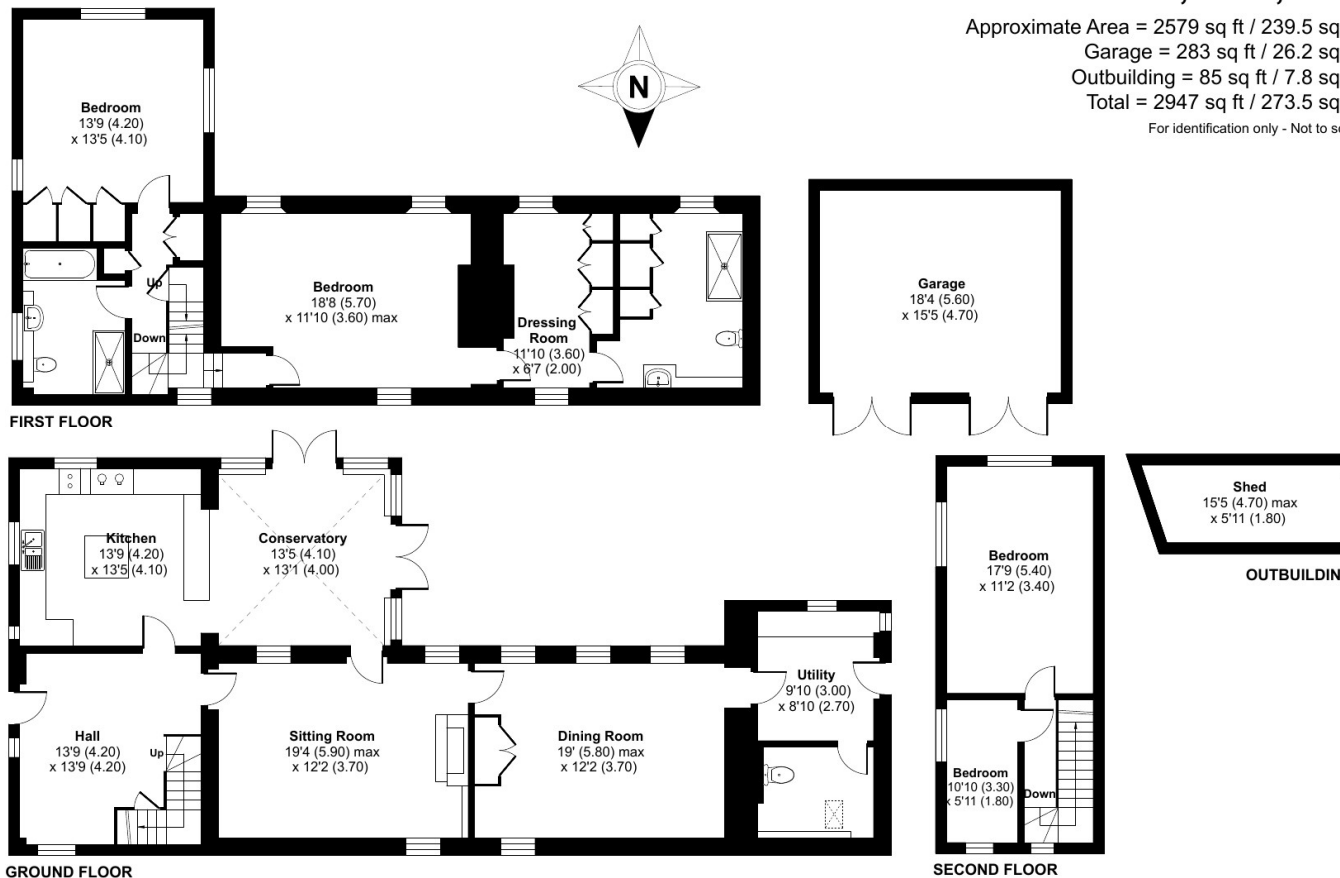
Approximate Area = 2579 sq ft / 239.5 sq m

Garage = 283 sq ft / 26.2 sq m

Outbuilding = 85 sq ft / 7.8 sq m

Total = 2947 sq ft / 273.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating

### FROME OFFICE

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