

Badgworth Court, Badgworth, Somerset

Badgworth Court is a superb Grade II listed period house, approached via a long impressive drive and situated within 11 acres of gardens and grounds.

Distances

Wedmore 7 miles, Bristol 18 miles, Wells 14 miles, Glastonbury 13 miles, M5(J 22) 5 miles, Highbridge Rail Station 7 miles, Bristol Airport 12.5 miles (All distances approximate)

Description

Badgworth Court is an 18th century Grade II listed country estate with later additions and cottages. It was beautifully restored and converted around 2007 by Michael Wilson Restorations, an award-winning developer. It has been divided into eight individual houses. No. 2 forms part of the original house and is approached through a pergola. The present owners purchased the property in 2014 and have since upgraded the interior including the kitchen/breakfast room at great expense, perfectly blending modern and old.

The peaceful parkland grounds are very well maintained and combine private and communal gardens, a paddock with a pavilion, a nature trail, and the old walled kitchen garden. There are lovely rural views in all directions, especially across to Crooks Peak on the Mendip Hills.

No. 2 is a very elegant house and retains many original features including ornate ceiling cornices, panelled internal doors with brass furniture, a marble fireplace, an arched window with coloured lights in the kitchen/breakfast room and majestic bay windows, with working shutters in the drawing room.

The entrance hall has original 18th century floor tiles and has been fitted with hand-made bespoke cabinetry made by local craftsmen. The substantial drawing room/dining room is striking, with a high ceiling and an original marble fireplace fitted with a log burning stove. Through the impressive bay windows there are lovely parkland views over the garden to the Mendip Hills. The excellent kitchen/breakfast room was redesigned and refitted in 2016 by Spillers of Chard and includes integrated appliances by Miele. The lower ground floor has a snug/TV room which opens to a boot room. Off the snug is an excellent cellar with wine storage which leads into a utility room.



3



2



2



4



11 acres



The principal bedroom on the first floor has a walk through dressing area. This is a superb bedroom with a curved high ceiling and outstanding views to the Mendip Hills. The en-suite shower room has been fully refurbished using Porcelenosa tiling. Off the first floor landing there are two further double bedrooms with a lovely south facing view over its parkland and a family bath/shower room.

Outside

Badgworth Court is entered between stone pillars with electrically operated timber gates and an entry system. The gate opens to the impressive long drive passing the home field, with the old cricket pavilion to the east. The field is interspersed with mature trees creating a lovely park-like setting. The drive continues to a parking area with two designated spaces for No. 2. There is a pretty pedestrian walkway, with a pergola clad with climbing shrubs, which leads to an entrance courtyard with a store and the front door.

The main garden lies behind the house and is laid to lawn interspersed with mature trees. The views are superb. There is a split-level stone paved terrace ideal for entertaining, with steps that lead down to the boot room and where a timber garden shed is nicely concealed. An established shrubbery bed lies to the west, and a path leads to two further parking spaces. Beyond these private parking spaces is the garage block where the first garage is allocated for No. 2.

Lying to the northwest is a walled kitchen garden for communal use, where No. 2 has an allotment. There are lovely walks around the grounds which include a nature trail and a bridge over a small stream along the northern perimeter.

In all the property extends to about 11 acres of communal gardens and grounds.

Directions (BS26 2QZ)

When in Notting Hill Road, from the A38 directions travel for about one mile. Take the first right into Badgworth Lane. The entrance to Badgworth Court is about 1/3 mile along on the right hand side, having passed Badgworth Equestrian Arena.

Property information

Services: Mains electricity collected to the property. LPG gas central heating metered from a communal underground tank. Private drainage. Broadband provided by TrueSpeed. A new boiler was installed about 2 years ago.

Local Authority: Sedgemoor Council : Tel 0300 303 7800

Rights of Way: A public footpath enters the home field from the south. It runs in a northerly direction and exits the grounds on the northern perimeter. It is situated away from the garden of No.2.

Tenure: Leasehold, approximately 978 years remaining.

Management Fee: £4,466 per annum.

Ground Rent: N/A

Council Tax Band: F



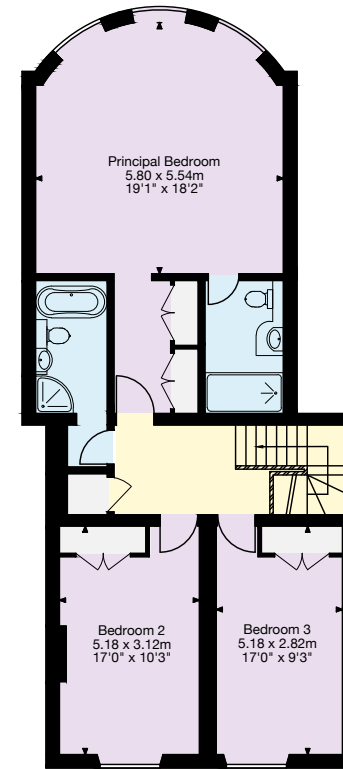
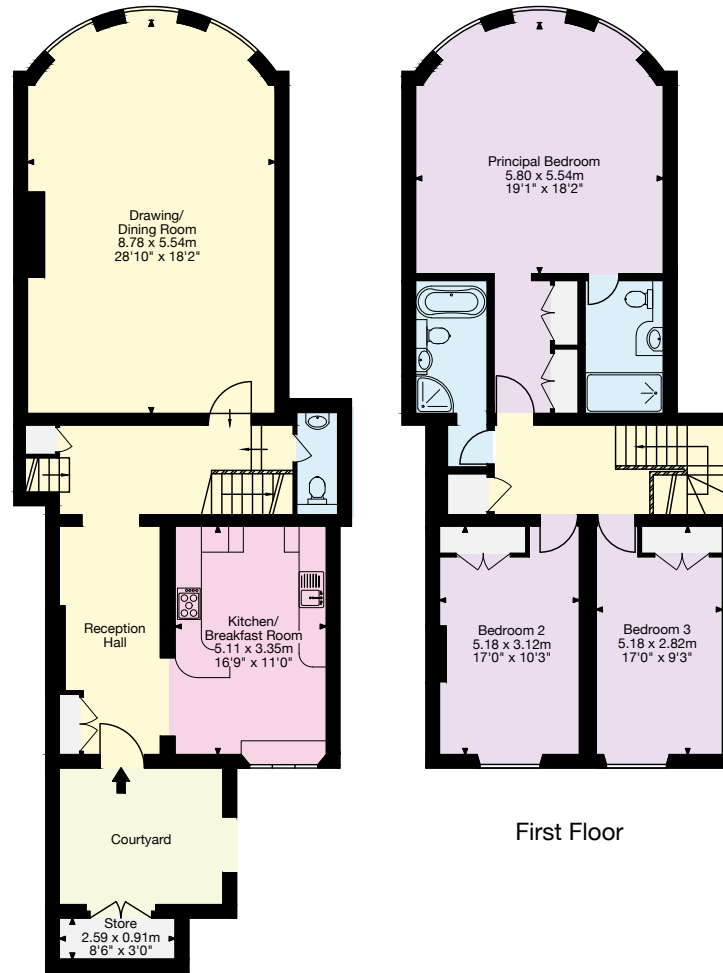
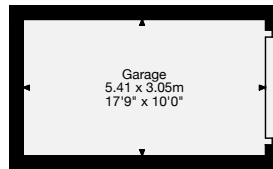
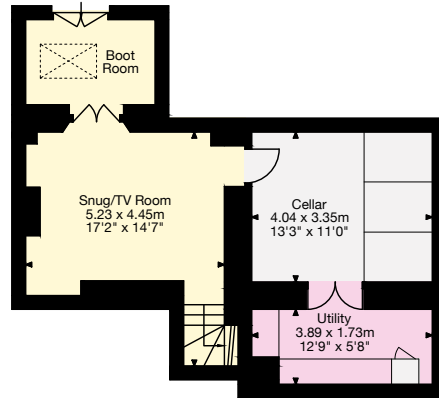
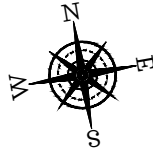
Approximate Gross Internal Floor Area

Main House = 237 sq m / 2,561 sq ft

Garage = 16 sq m / 177 sq ft

External Store = 2 sq m / 25 sq ft

Total Area = 255 sq m / 2,763 sq ft



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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